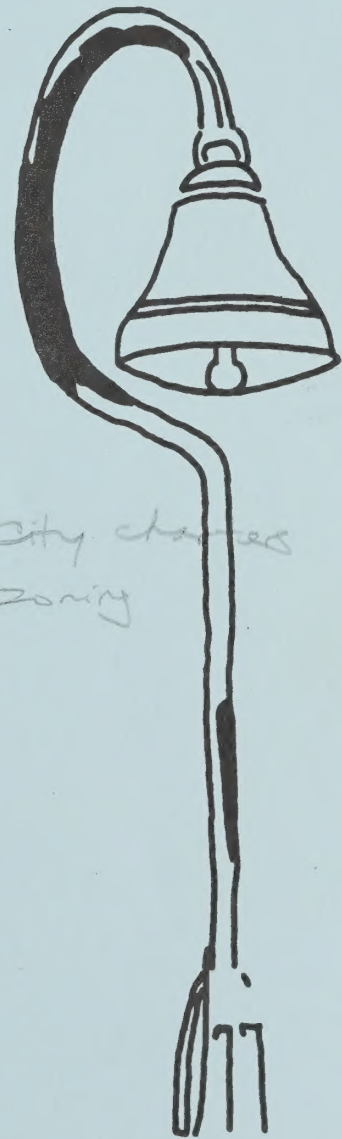


ZONING ORDINANCE

**city
of
san bruno
1975**



*city changes
zoning*

*San Bruno
" "*

CHAPTER 27.
SAN BRUNO CITY CODE.
ZONING ORDINANCE.

KFX2342
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CORRECTION SHEET

Zoning Ordinance - City of San Bruno (1975 Printing)

- Page 30 Under Section 27.2.13(k) Distance between buildings - Amend to read Section 27.7.13(k)
- Page 62 Portion of second line in parentheses - Amend R-4 to R-3
- Page 63 Under the District column of chart, following R-4, amend P-M to R-M
- Page 71 Under Section 27.27. Nonconforming uses--Land generally, 4th line from bottom of page - Amend Section 21.26A to Section 27.26A
- Page 72 Under Section 27.28. Nonconforming uses--Structure, first line - Amend Section 21.27 to Section 27.27

Amended through
Ordinance No. 1236, October 1974

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ORDINANCE NO. 1018

AN ORDINANCE OF THE CITY OF SAN BRUNO, STATE OF CALIFORNIA, ADOPTING A ZONING PLAN BEING A PRECISE SECTION OF THE LAND USE PLAN UNIT OF THE MASTER PLAN AND AN OFFICIAL PLAN OF SAID CITY: SPECIFYING THE PURPOSES AND EFFECTS OF THE ADOPTION OF SAID PLAN WHEREBY VARIOUS DISTRICTS ARE ESTABLISHED IN SAID CITY: SPECIFYING THE USES OF LAND AND OF BUILDINGS PERMITTED IN SAID DISTRICTS: REQUIRING CERTAIN YARDS AND OTHER OPEN SPACES WITHIN SAID DISTRICTS: PRESCRIBING FOR THE ERECTION, CONSTRUCTION, ALTERATION AND MAINTENANCE OF BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS IN SAID DISTRICTS, INCLUDING THE REQUIREMENTS THAT CERTAIN PERMITS SHALL BE SECURED FOR CERTAIN OF SUCH BUILDINGS, STRUCTURES AND IMPROVEMENTS AND FOR THE USE THEREOF AND OF LAND: DEFINING THE TERMS USED HEREIN: SPECIFYING THE PROCEDURE FOR THE AMENDMENT HEREOF: REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith: AND PRESCRIBING PENALTIES FOR THE VIOLATION OF ANY OF THE PROVISIONS HEREIN.

The City Council of the City of San Bruno does ordain as follows:

Section 1. Chapter 27 of the Code of the City of San Bruno and Ordinances 1002, 1004, 1008 and 1011 are hereby repealed.

Section 2. A new Chapter 27 of the Code of the City of San Bruno, known as the "Zoning Ordinance of the City of San Bruno" is hereby adopted which is as follows:

Article I. Adoption.

§ 27.1. Adoption of zoning plan.

Article II. Purpose of adoption.

- § 27.2. Purpose.
- § 27.3. Part of master plan.
- § 27.4. New buildings must conform.

Article III. Establishment of districts.

- § 27.5. Districts.
- § 27.6. Zoning map for San Bruno.

Article IV. Regulations.

- § 27.7. Regulations.

San Bruno City Code

Article V. General provisions and exceptions.

- § 27.8. Uses.
- § 27.9. Signs.
- § 27.10. Accessory uses.
- § 27.11. Removal of dirt.
- § 27.12. Time limit on use permits.
- § 27.13. Public utility lines.
- § 27.14. Height limits--Chimneys, etc.
- § 27.15. Height limits--Fences, etc.
- § 27.16. Building site.
- § 27.17. Projections--Eaves, etc.
- § 27.18. Projections--Porches, etc.
- § 27.19. Official plan line.
- § 27.20. Projections--Accessory buildings.
- § 27.21. Front setback (improved block).
- § 27.22. Substandard residential lots.
- § 27.23. Setbacks--Combined residential and commercial use.
- § 27.24. Special yards.
- § 27.25. Building lines.
- § 27.26. Minimum building site area in "R" district.
- § 27.26A. Landscaping requirements.
- § 27.26B. Architectural committee and approval.
- § 27.26C. Off-street parking requirements.
- § 27.26D. Condominiums.
- § 27.26E. Condominium standards.
- § 27.27. Nonconforming uses--Land generally.
- § 27.28. Nonconforming uses--Structure.
- § 27.29. Nonconforming uses--Portion of structure.
- § 27.30. Nonconforming uses--Change.
- § 27.31. Nonconforming uses--Abandonment.
- § 27.32. Nonconforming uses--Seventy-five (75) percent damage.
- § 27.33. Nonconforming uses--Ordinary maintenance.

Article VI. Permits, variances and amendments.

- § 27.34. Use permits--Generally.
- § 27.35. Use permits--Application.
- § 27.36. Use permits--Notice.
- § 27.37. Use permits--Action by planning commission.
- § 27.38. Use permits--Conditions.
- § 27.39. Use permits--Appeal.
- § 27.40. Use permits--Building permits.
- § 27.41. Variance--Generally.
- § 27.42. Variance--Application.
- § 27.43. Variance--Public hearing.
- § 27.44. Variance--Action by planning commission.
- § 27.45. Variance--Appeal.

- § 27.46. Planning commission to interpret provisions.
- § 27.47. Appeal.
- § 27.48. Revocation of permit or variance.
- § 27.49. Hearing.
- § 27.50. Amendments--Generally.
- § 27.51. Amendments--Initiation.
- § 27.52. Amendments--Public hearing.
- § 27.53. Amendments--Notice.
- § 27.54. Amendments--Action by planning commission.
- § 27.55. Amendments--Action by city council.
- § 27.55A. Fee schedule.

Article VII. Definitions.

- § 27.56. Definitions.

Article VIII. Interpretation.

- § 27.57. Interpretation.

Article IX. Enforcement, penalties, and legal procedure.

- § 27.58. Enforcement.
- § 27.59. Penalties.
- § 27.60. Violations--Public nuisance.

Article X. Severability.

- § 27.61. Severability.

Article I. Adoption.

Sec. 27.1. Adoption of zoning plan.

There is hereby adopted a zoning plan for the City of San Bruno, State of California, said zoning plan being a district plan as provided by law.

Article II. Purpose of adoption.

Sec. 27.2. Purpose.

The purpose of this chapter is to promote the growth of the City of San Bruno in an orderly manner and to promote and protect the public health, safety, comfort and general welfare.

Sec. 27.3. Part of master plan.

The zoning or districting plan effectuated by this chapter is a part of the master plan and consists of the establishment of various districts, including all the territory within the boundaries of the city, within which the use of land and buildings, the space of buildings, and the height and bulk of buildings are regulated.

Sec. 27.4. New buildings must conform.

No building or structure shall be erected, reconstructed or structurally altered in any manner, nor shall any building or land be used for any purpose other than as permitted by and in conformance with this chapter and all other chapters, laws and maps referred to therein.

Article III. Establishment of districts.Sec. 27.5. Districts.

The several districts are hereby established as follows:

- A. Single family residential district or R-1 district.
- B. Low density residential district or R-2 district.
- C. Medium density residential district or R-3 district.
- D. High density residential and professional or R-4 district.
- E. Neighborhood commercial district or C-N district.
- F. Commercial-residential or C-1 district.
- G. Central commercial district or C-2 district.
- H. Administrative and research district or A-R district.
- I. Industrial or M-1 district.
- J. Combining parking district or -P district.
- K. Combining lot size district or -B district.
- L. "U" or unclassified district.
- M. Multiple family residential district or R-M district.
- N. Community commercial district or C-C district.

- O. Planned development district or P-D district.
- P. Central business district or C.B.D. district.
- Q. Combining design district or D district.
- R. Open space and conservation district or O district.
- S. Residential estate or R-E district.

T. Community office or C-O district. **A M E N D E D**

U. *P-A district*

Sec. 27.6. Zoning map for San Bruno.

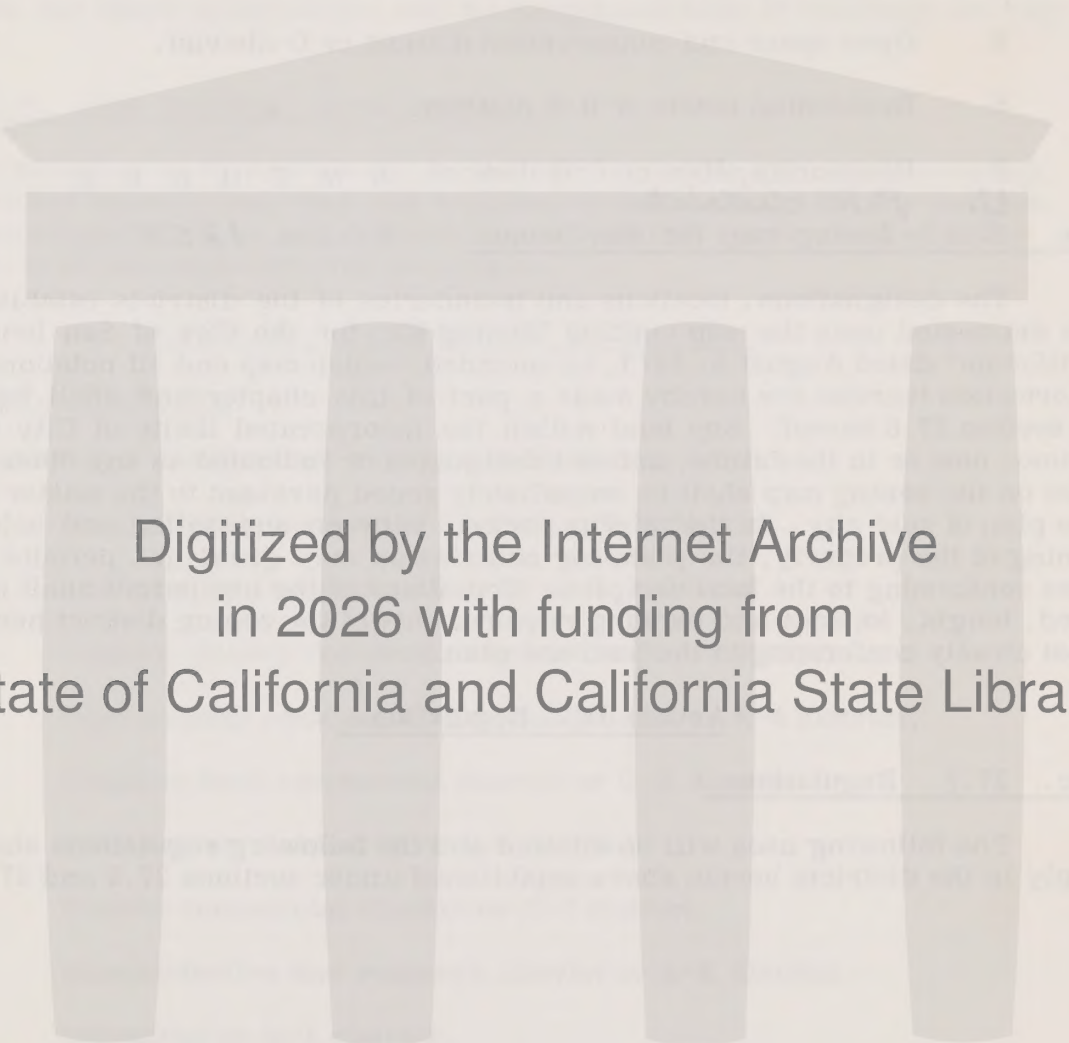
BY ORD. 1255

The designations, locations and boundaries of the districts established are delineated upon the map entitled "Zoning Map for the City of San Bruno, California" dated August 6, 1973, as amended, which map and all notations and information thereon are hereby made a part of this chapter and shall be cited as section 27.6 hereof. Any land within the incorporated limits of City of San Bruno, now or in the future, and not designated or indicated as any other district on the zoning map shall be immediately zoned pursuant to the master land use plan of said city. In the interim period, between annexation and actual zoning of the property, the planning commission may grant use permits for uses conforming to the land use plan. Conditions of the use permit shall include yard, height, lot area and parking requirements of the zoning district herein most closely conforming to the land use plan.

Article IV. Regulations.

Sec. 27.7. Regulations.

The following uses will be allowed and the following regulations shall apply in the districts herein above established under sections 27.5 and 27.6.



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SECTION NUMBER AND DISTRICT	USES PERMITTED None but the following uses, or uses which in the opinion of the Planning Commission are similar, will be allowed.	Use Permit Required	Maximum Allowable Height (Feet)	Minimum Building Site Required. (Sq. Ft.)		Minimum Lot Width Required (Feet)		Maximum Lot Cover- age by Buildings Subject to All Other Requirements herein.	Minimum Front Set- back (Un- less other- wise shown on Zoning Map) (Feet)	Minimum Side Setback Required. (Feet)		Minimum Rear Setback Required. (Feet)		(Square Feet) Minimum Yard Area Per Family Unit	Minimum Off-Street Parking Required. The Planning Commission may prescribe the amount of parking for uses not listed herein.	
				Corner Lot	Interior Lot	Corner Lot	Interior Lot			Street Lot Line	Interior Lot Line	Corner Lot	Interior Lot			
A	B	C	D	E	F	G	H	I	I	K	L	M	N	O	P	
R-1 27.7.1 a. Single Family Residential District	SINGLE FAMILY DWELLINGS	NO	35	6,000	5,000	60	50	40%	15',but 20' between garage & sidewalk	15	5	10	10	1200	Two <u>Garage Spaces</u> per Dwelling.	
	ACCESSORY BUILDINGS AND USES ACCESSORY TO SINGLE FAMILY DWELLINGS	NO	10' within 5' of the property line, 15' elsewhere	---	---	---	---	---	---	15	0 ft. Rear Half of the lot.	5' Adja- cent to Key Lot, Other- wise 0'	0	---	---	
	One sign pertaining to sale, lease, or rental property on which sign is located.	NO	---	---	---	---	---	---	---	---	---	---	---	---	---	
	CHURCHES	YES	35	10,000		80	80	40%	15	15	10	15	15	---	One <u>Parking Space</u> for each 10 seats or equivalent.	
	PUBLIC BUILDINGS, SCHOOLS, offering full curricula required by State Law, PARKS AND PLAYGROUNDS, GOLF COURSES, COUNTRY CLUBS AND HOSPITALS; PUBLIC UTILITY SUB- STATIONS, PUMPING STATIONS AND COMMUN- ICATION EQUIPMENT BUILDINGS which, in the opinion of the Planning Commission could be compatible with the area.	YES	35	10,000 Except for schools which shall have 5 acre min. and Golf & Country Clubs 30 Acre Minimum.		80' Except for Schools, Golf and Country Clubs; Min. width for these shall be specified by the Planning Commission		40% Except for Schools, Golf and Country Clubs. Percent cov- erage shall be speci- fied by the Planning Commission.	15	15	10	15	15	---	One <u>Parking Space</u> for each Classroom or Office. <u>Parking or Garage Space</u> for Substations, Parks, Playgrounds, Golf and Country Clubs shall be as specified by the Planning Commission.	
	LANDSCAPED PUBLIC OR PRIVATE PARKING SPACES ADJACENT TO C OR M DISTRICTS	YES	35	6,000	6,000	65	60	10%	15	15	5	5	5	---	---	
	CROP & TREE FARMING	YES	AS SPECIFIED IN THE USE PERMIT				AS SPECIFIED IN THE USE PERMIT									
R-2 27.7.2 a. Low Density Res. District	All uses permitted in the R-1 District	AS SPECIFIED IN THE R-1 DISTRICT							AS SPECIFIED IN THE R-1 DISTRICT							
	DUPLEXES, TRIPLEXES	NO	35	6,000	5,000	65	50	55%	15',but 20' between garage & sidewalk	15	5	10	10	700	Two <u>Garage Spaces</u> per Dwelling Unit	
	Two Single Dwellings on one lot (Provided 10' between buildings)	YES	35	6,000	5,000	65	50	55%	---	15	5	10	10	700	Two <u>Garage Spaces</u> per Dwelling Unit	
R-3 27.7.3 a. Med. Density Res. District	All uses permitted in the R-2 District	AS SPECIFIED IN THE R-2 DISTRICT							AS SPECIFIED IN THE R-2 DISTRICT							For each zero-bedroom unit, one garage space; For each one-bedroom unit, one and one-half garage spaces; For each two or more bedroom units, two garage spaces.
	APARTMENTS, single structure	NO	35	6,000	5,000	65	50	60%	15	10	5	10' for 1 Story Build- ing, 15' for all others		400		
	A Sign attached to the building, pertaining to the permitted use therein, as permitted by Sign Ordinance	NO	---	---	---	---	---	---	---	---	---	---	---	---		
	DWELLING GROUPS AND APARTMENTS more than single structure; ROOMING AND BOARD- ING HOUSES, CHILD NURSERIES.	YES	35	6,000	5,000	65	50	60%	15	10	5	10' for 1 Story Build- ings, 15' for all other buildings.		400 for Dwelling Groups		
R-4 27.7.4 a. High Density Res. District	All uses permitted in the R-3 District except dwelling groups	NO	AS SPECIFIED IN THE R-3 DISTRICT						15	AS SPECIFIED IN THE R-3 DISTRICT				200	AS SPECIFIED IN THE R-3 DISTRICT	
	DWELLING GROUPS	YES	AS SPECIFIED IN THE R-3 DISTRICT						15	AS SPECIFIED IN THE R-3 DISTRICT				200	AS SPECIFIED IN THE R-3 DISTRICT	
	SANATORIUMS, REST HOMES, CLINICS, PRO- FESSIONAL OFFICES, MUSIC OR DANCE STUDIOS, CONVALESCENT HOSPITALS	YES	35	6,000	6,000	65	60	40%	15	10	5	10' for 1 Story Build- ings, 15' for all others		---	Office, music or dance studio, one space per 250 square feet. Clinic, three spaces per doctor plus two spaces per examining room. Hospital, sanitariums, one space for each bed. Convalescent hospital, rest home, one space for every eight beds, plus one space for each two employees on the largest shift.	
	MORTUARIES, HOTELS, MOTELS	YES	35	20,000	20,000	100	100	60%	15	10	10	10' for all 1 Story Buildings, 15' for all others.		---	One Public Parking Space for each 400 sq. ft. of gross floor area in any Mortuary. One Parking Space for each unit in any Hotel One Parking Space for each unit in any Motel	
	Signs larger than 20 square feet are per- mitted subject to obtaining a use permit. Such signs, however, shall only be lo- cated on major highways or adjacent to "C" or "M" district.	NO	35	---	---	---	---	---	10	10	10	10	10	---	---	

[illegible]



CODE OF THE CITY OF SAN BRUNO CHAPTER 27 ARTICLE IV: SECTION 27.7 - REGULATIONS
SUBJECT TO THE PROVISIONS OF ARTICLE V THE FOLLOWING USES WILL BE ALLOWED, AND THE FOLLOWING REGULATIONS SHALL APPLY AS HEREINAFTER SET FORTH.

--- No Requirement.

SECTION NUMBER AND DISTRICT	USES PERMITTED None but the following uses, or uses which in the opinion of the Planning Commission are similar, will be allowed.	Use Permit Required	Maximum Allowable Height (Feet)	Minimum Building Site Required (Sq. Ft.)		Minimum Lot Width Required (Feet)		Maximum Lot Cover- age by Buildings Subject to All Other Requirements herein.	Minimum Front Set- back(Un- less other- wise shown on Zoning Map.) (Feet)	Minimum Side Setback Required. (Feet)		Minimum Rear Setback Required. (Feet)		(Square Feet) Minimum Yard Area Per Family Unit	Minimum Off-Street Parking Required. The Planning Commission may prescribe the amount of parking for uses not listed herein.
				Corner Lot	Interior Lot	Corner Lot	Interior Lot			Street Lot Line	Interior Lot Line	Corner Lot	Interior Lot		
A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
-P 27.7.10a Combining Parking District	This is a combining district adding special requirements for off-street parking. Uses allowed shall be the same as permitted in the district with which the -P is combined.	AS SPECIFIED IN THE DISTRICT WITH WHICH THE -P IS COMBINED													Off-street parking shall be required in all districts with which the -P is combined according to the following formula: 1. Retail Stores - One Public Parking Space for each 350 square feet of gross floor area. 2. Office Buildings - One Parking Space for each 400 squarefeet of gross floor area. 3. Wholesale and Industry - One Parking Space for each 1500 square feet of land and building area used as such. 4. Restaurants - One Public Parking Space for each 350 square feet of gross floor area. 5. Public Assembly - (Churches, Theatres, Auditoriums) One Parking Space for each ten seats or equivalent. 6. Hotels - One Parking Space for each guest room. 7. Motels - One Parking Space for each unit. 8. Residential Buildings - One and one-half Garage Spaces for each family unit. 9. Hospitals, Sanitariums - One Parking Space for each bed. 9.1. Convalescent Hospitals and Rest Homes - One parking space for each eight beds plus one parking space for each two employees on the largest shift. 10. Clinics, Scientific Labs - One Parking Space for each 400 square feet. 11. Medical-Dental - Three spaces per doctor plus two spaces per examining room. 12. Other Uses - As prescribed by the Planning Commission. In no case shall less than one parking space per 1000 square feet of gross land area be provided.
B 27.7.11a. Combining Building Site District	This is a combining district adding special requirements for minimum lot size and setbacks. Uses permitted shall be the same as those permitted in the district with which the -B is combined. Combining Designa- tion b. -B-1 c. -B-2 d. -B-3	As specified in the district with which the -B is combined.													AS SPECIFIED IN THE DISTRICT WITH WHICH THE -B IS COMBINED. " " "
				8,000	7,500	80	75	AS SPECIFIED IN THE DISTRICT WITH WHICH THE -B IS COMBINED.	25	10	10	20	20		
				10,000	10,000	95	90		25	10	10	20	20		
				20,000	20,000	120	100		30	15	15	25	25		

SECTION NUMBER AND DISTRICT	USES PERMITTED None but the following uses, or uses which in the opinion of the Planning Commission are similar, will be allowed.	Use Permit Required	Maximum Allowable Height (Feet)	Minimum Building Site Required (Sq. Ft.)		Minimum Lot Width Required (Feet)		Maximum Lot Cover- age by Buildings Subject to All Other Requirements herein.	Minimum Front Set- back(Un- less other- wise shown on Zoning Map.) (Feet)	Minimum Side Setback Required. (Feet)		Minimum Rear Setback Required. (Feet)		(Square Feet) Minimum Yard Area Per Family Unit	Minimum Off-Street Parking Required. The Planning Commission may prescribe the amount of parking for uses not listed herein.
				Corner Lot	Interior Lot	Corner Lot	Interior Lot			Street Lot Line	Interior Lot Line	Corner Lot	Interior Lot		
A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
U 27.7.12 Unclassified District	This is the district in which all newly annexed territories are placed by Section 27.6 herein. Uses permitted: a. 1. Single family uses subject to all of the requirements of an R-1 District. 2. Those uses which most closely conform to the City's Master Plan of Land Use for the specific areas involved and which do not require a Use Permit in a specific district which mostly conforms to said Land Use Plan. Any such use shall conform to all of the regulations set out in the specific district most closely conforming to the Land Use element of the Master Plan such determination to be made by the Planning Commission. b. All uses which most closely conform to the City's Land Use element of the Master Plan of the specific area involved and which under the specific districts require a Use Permit. This district may also be used for Planned Development. Uses permitted may be those permitted in the zoning districts most closely conforming to the Land Use element of the Master Plan of the City of San Bruno for the specific area involved. c. Performance Standards: Complete plans and elevations for any Planned Development area must be submitted to the Planning Commission for approval in the manner provided for Use Permits.	NO	Height Limits, Site Requirements, Lot Widths, Coverage, Setbacks, Yard Area per Family Unit and Parking shall be as set out in the districts most closely conforming to the Land Use element of the Master Plan.												
		YES													
R-M 27.7.13 Multiple Family Residential District	For Regulations of the R-M District, See Ordinance Text, Section 27.7.13														
C-C 27.7.14 Community Commercial District	For Regulations of the C-C District, See Ordinance Text, Section 27.7.14														
P-D 27.7.15 Planned Development District	For Regulations of the P-D District, See Ordinance Text, Section 27.7.15														

SECTION NUMBER AND DISTRICT	USES PERMITTED None but the following uses, or uses which in the opinion of the Planning Commission are similar, will be allowed.	Use Permit Required	Maximum Allowable Height (Feet)	Minimum Building Site Required (Sq. Ft.)		Minimum Lot Width Required (Feet)		Maximum Lot Cover- age by Buildings Subject to All Other Requirements herein.	Minimum Front Set- back(Un- less other- wise shown on Zoning Map.) (Feet)	Minimum Side Setback Required. (Feet)		Minimum Rear Setback Required. (Feet)		(Square Feet) Minimum Yard Area Per Family Unit	Minimum Off-Street Parking Required. The Planning Commission may prescribe the amount of parking for uses not listed herein.
				Corner Lot	Interior Lot	Corner Lot	Interior Lot			Street Lot Line	Interior Lot Line	Corner Lot	Interior Lot		
A	B	C	D	E	F	G	H	I	I	K	L	M	N	O	P
C. B. D. 27.7.16 Central Business District	For Regulations of the C. B. D. District, See Ordinance Text, Section 27.7.16.														
D 27.7.17 Design District	For Regulations of the D District, See Ordi- nance Text, Section 27.7.17.														
O 27.7.18 Open Space District	For Regulations of the O District, See Ordi- nance Text, Section 27.7.18.														
R-E 27.7.19 Residential Estate District	For Regulations of the R-E District. See Ordi- nance Text, Section 27.7.19.														
C-O 27.7.20 Community Office District	For Regulations of the C-O District, See Ordi- nance Text, Section 27.7.20.														

Sec. 27.7.8. A-R district.Sec. 27.7.8(a). Purpose:

To ensure the establishment of high quality, light industrial areas, research and development, large scale administrative offices, and specified service uses. It is intended that the architecture, landscaping, and operation of the uses are such that each enhances the other and is secured by the maintenance of the standards required by this district.

Sec. 27.7.8(b). Permitted uses:

1. Light industrial uses: Manufacture of electronic equipment, book-binding, printing, photoengraving, film processing, manufacture of precision instruments and devices, and distributing warehousing.
2. Research and development: Offices devoted to research and analysis, engineering, and the use of large scale electronic data processing systems.
3. Large-scale administrative offices: Administrative, management, regional or headquarters offices for any permitted use not designed to primarily serve the general public.
4. Service uses as follows:
 - a. Surveying (office only).
 - b. Blueprinting and photostating.
 - c. Contractor (office only).

Sec. 27.7.8(c). Uses permitted subject to the approval of a use permit:

1. Public utility buildings.
2. Commercial and professional uses when such uses are not open to the public, but are designed or intended to be used only by employees of the permitted uses.

Sec. 27.7.8(d). Accessory buildings and uses permitted:

1. Accessory buildings and uses normally incidental to permitted uses.
2. Recreation facilities for employees and guests.

Sec. 27.7.8(e). Building height:

No building, structure, or combination of buildings and structures shall exceed forty (40) feet in height.

Sec. 27.7.8(f). Minimum building site:

The minimum building site area shall be one (1) acre.

Sec. 27.7.8(g). Minimum frontage:

The minimum lot frontage shall be one hundred (100) feet.

Sec. 27.7.8(h). Front yard setback:

1. The minimum front yard setback shall be forty (40) feet.
2. The front yard along major, primary and secondary highways may be used for parking and accessways. However, a minimum of fifty (50) percent of the required setback shall be landscaped. The entire front yard along local streets shall be landscaped.
3. The front yard shall be landscaped with living plants and permanently maintained as per section 27.7.8(u).
4. All landscaping shall be provided with an irrigation system.
5. Where parking has been provided within the required setback, a landscaped strip having a minimum width of ten (10) feet shall be provided along the right-of-way separating the parking lot from the street. When this minimum width is provided, said landscaped strip shall be elevated not less than two (2) feet above the grade of the sidewalk. The adjacent parking area shall be depressed not less than one (1) foot below the sidewalk grade. All measurements shall be taken from a line normal to the sidewalk. Should drainage not be adequate, parking shall be screened in the manner prescribed in section 27.7.8(o), paragraph 4.
6. One additional foot of setback for each foot of building height above twenty-five (25) feet shall be provided.
7. Measurements shall be from the ultimate public right-of-way line to the nearest front wall of any building.

Sec. 27.7.8(i). Side yard setback:

The minimum required side yard shall be fifteen (15) feet except:

1. Exterior side yard setback: The requirement for exterior side yard setbacks shall be the same as those contained in section 27.7.8(h).

2. Interior side yard setback: Where an interior side yard abuts property zoned or master-planned for residential use, the minimum required side yard shall be forty-five (45) feet, except that the interior side yard setback may be reduced to zero on one side of the lot, at the discretion of the planning commission, when:

a. Such reduction does not conflict with any other requirement contained herein.

b. A building wall constructed at the zero setback shall be of maintenance-free masonry material without openings.

c. When the zero side yard is utilized, the opposite side yard is increased to a minimum of thirty (30) feet.

Where driveways have been provided to permit access to the rear of a building, the minimum driveway width shall be twenty (20) feet. Such driveway shall be maintained free and clear from any obstruction.

Sec. 27.7.8(j). Rear yard setback:

At the discretion of the planning commission, there may be no minimum rear yard requirement except where an A-R lot or parcel abuts property zoned or master-planned for residential use, then a minimum rear yard of forty-five (45) feet shall be provided.

Sec. 27.7.8(k). Maximum building site coverage:

The maximum building site coverage shall be forty (40) percent.

Sec. 27.7.8(1). Landscaped buffer:

A landscaped buffer of trees shall be provided along that portion of a side and/or rear property line where such side and/or rear yard abuts property that is zoned or master-planned for residential uses, public facilities, freeways, and other uses as specified by the planning commission. Such trees shall be of sufficient size and species to provide maximum screening and buffer from noise and visual intrusion of an industrial use upon a residential or community facilities use.

Landscaped areas shall be of sufficient size to accommodate trees and avoid property damage. A landscaping plan depicting the planted area and species of trees shall be submitted and subject to the approval of the planning commission.

Sec. 27.7.8(m). Outside storage:

No material, supplies or products shall be stored or permitted to remain on the property in unscreened areas. Screening of storage areas shall be accomplished by the use of landscaping, walls, buildings, or any combination thereof, to a height sufficient to screen the stored items; except that such height need not exceed seven (7) feet, except as provided by section 27.7.8(l). Storage shall be confined to the rear two-thirds of the property.

Sec. 27.7.8(n). Waste disposal:

1. All waste material allowed to remain on the property must be wholly within a permanent enclosure. Such enclosure shall be confined to the rear two-thirds of the property and need not exceed seven (7) feet in height.

2. Industrial waste disposal shall be in a manner as prescribed by the governing codes and ordinances.

Sec. 27.7.8(o). Off-street parking:

1. The minimum off-street parking shall be:

Retail-commercial: one (1) space per two hundred ten (210) square feet.

Office: one (1) space per two hundred fifty (250) square feet.

Warehousing and Storage: One (1) space per one thousand (1,000) square feet, or one (1) space for each two employees on the largest shift, whichever is the greater requirement.

All other uses: To be determined by the planning commission.

Note: All parking is determined from the gross floor area of a building.

2. The planning commission may allow a dimension as small as eight (8) feet by sixteen (16) feet for compact cars if an unusual amount of, or design of open space, recreation areas, or landscaping is provided. All such spaces shall be posted and reserved for compact cars.

3. Parking facilities shall be paved with a minimum of six (6) inches of aggregate base and one and one-half (1 1/2) inches of asphalt concrete and landscaped.

Landscaped areas shall be not less than five (5.0) percent of the actual area devoted to such use.

4. Parking areas shall be separated and protected from any public right-of-way by a solid wall or hedge six (6) feet in height behind the front or exterior sideyard setbacks and three (3) feet in height within such setbacks. Such fence or hedge may not be located closer than ten (10) feet from the right-of-way line of any public street.

5. A standard stop sign shall be installed and maintained by the property owner at exits of parking areas or driveways into city streets.

Sec. 27.7.8(p). On-street parking:

On-street parking adjacent to any development in the A-R zone is prohibited.

Sec. 27.7.8(q). Trucking and loading requirements:

Truck loading, rail loading, and doors for such facilities shall not face a public street, residential area, or encroach into the required front and exterior side yard setbacks except as follows:

1. Said loading facility shall be set back a minimum of forty-five (45) feet from the public right-of-way line or other such distance exceeding the minimum as prescribed by the planning commission.

2. Each loading facility shall be not less than forty-five (45) feet in length and twelve (12) feet in width and shall have an overhead clearance of not less than fourteen (14) feet. Bumper rails shall be provided where needed for safety, or to protect property, as prescribed by the city planning commission.

3. When loading facilities face a public right-of-way, they shall be screened from view by a six (6) foot solid wall or hedge.

4. The planning commission shall determine that there shall not be an over-concentration of loading facilities on any one street.

5. Adequate area shall be provided for the safe operation of trucks in loading areas.

6. The loading area, aisles, and access drives shall be paved, graded and drained in accordance with applicable city construction standards subject to the approval of the city engineer.

Sec. 27.7.8(r). General requirements:

1. With the exception of a solid wall or hedge screening off-street parking areas, no fencing will be permitted within the front setback area or an exterior side yard setback. All other fencing shall not exceed six (6) feet in

height. All fencing shall be of solid masonry construction or a hedge of living plant materials.

2. Lighting:

a. On sites where nighttime operations are anticipated, adequate lighting shall be provided for all automobile parking areas, trucking and loading areas, and all pedestrian and vehicular access points.

b. No yard or sign illumination shall be allowed to shine directly upon, or to cast a glare upon any public street or any adjacent property.

c. On-site low-level lighting shall be required on all paths, roadways, and parking areas within the front setback or exterior side yard.

3. Buildings:

a. All structures erected in the A-R zone shall, with the exception of trim and minor architectural features, have exterior facing of ceramics, masonry, concrete, stucco, or other materials of a similar nature, or metal panels approved by the planning commission.

b. Roof top mechanical equipment must be screened. Equipment and screening shall not exceed the building height limit of forty (40) feet by more than fourteen (14) feet. Screening shall be set back fifteen (15) feet from any exterior building edge and shall not project above the equipment which it is designed to shield from view.

c. Temporary buildings are not allowed.

4. Standards of performance:

a. Sound shall be muffled so as not to become objectionable due to intermittence, beat frequency or shrillness. Sound levels shall not exceed that set for residential districts as specified in section 16.7 of chapter 16 of the Code of the City of San Bruno--Noise Regulations. (Ordinance No. 1221.)

b. Smoke shall not be emitted from any source in a greater density of grey than that described as No. 1 on the Ringlemann Chart, except that visible grey smoke of a shade not darker than that described as No. 2 on the Ringlemann Chart may be emitted for not more than four (4) minutes in any thirty (30) minutes. These provisions, applicable to visible grey smoke shall also apply to visible smoke of a different color but with an equivalent apparent opacity.

c. Dust, dirt, fly ash or airborne solids, from any source, shall not be in a density greater than that described as No. 1 on the Ringlemann Chart.

d. Odors from gases or other odorous matters shall not be in such quantities as to be offensive beyond the lot line of the use.

e. Toxic gases or matter which can cause any damage to health, to animals or vegetation, or other forms of property, or which can cause soiling beyond the lot lines of the use, shall not be emitted.

f. Vibration from any machine, operation or process which can cause a displacement of .003 of one (1) inch, as measured at the lot lines of the use, shall be prohibited. Shock absorbers or similar mountings shall be allowed which will reduce vibration below .003 of one (1) inch, as measured at the lot lines.

g. Glare and heat from any source shall not be produced beyond the lot lines of the use.

h. Radioactivity and electrical disturbances. Except with the prior approval of the commission as to specific additional uses, the use of radioactive material within the A-R zone shall be limited to measuring, gauging and calibration devices; as tracer elements, in X-ray and like apparatus; and in connection with the processing and preservation of foods. In no event shall radioactivity, when measured at each lot line, be in excess of 2.7×10^{-11} microcuries per milliliter of air at any moment of time. Radio and television transmitters shall be operated at the regularly assigned wave lengths (or within the authorized tolerances therefor) as assigned thereto by the appropriate governmental agency. Subject to such exception and the operation of domestic household equipment, all electrical and electronic devices and equipment shall be suitably wired, shielded and controlled so that in operation they shall not, beyond the lot lines, emit any electrical impulses or waves which will adversely affect the operation and control of any other electrical or electronic devices and equipment.

Sec. 27.7.8(s). Signs:

Nonflashing or nonscintillating signs may be permitted subject to the approval of a use permit. All signing must pertain to the permitted use.

Sec. 27.7.8(t). Preliminary development plans:

All applications for use in this district shall be accompanied by preliminary development plans which shall be approved by the planning commission prior to any application for a building permit. Such plans shall include preliminary plot plans and architectural drawings, all to a workable scale, showing elevations, landscaping, screening, parking, loading areas, and signs.

Sec. 27.7.8(u). Final approval of plans:

The planning commission shall approve the detailed development plans if they substantially comply with the approved preliminary plot plans and elevations, and if all the provisions for this district are complied with, and the development is within the spirit and intent of this district. All development shall be in accordance with the approved plans and a maintenance of landscaping agreement signed by the applicant and the property owner prior to a release by the building department.

Sec. 27.7.13. R-M district.Sec. 27.7.13(a). Purpose:

The R-M district is established to encourage luxury suburban apartment development that combines the efficiency of multiple construction with many of the desirable characteristics of single family residential areas while maintaining suburban living conditions of high caliber single family areas. Such apartment development will be regulated to cover a minimum of ground area and provide a maximum of open space consisting of courts, patios, recreation areas and landscaped areas.

Sec. 27.7.13(b). Uses permitted:

A. Apartment houses.

B. One temporary, single-faced, unlighted sign, not exceeding one hundred square feet in area, pertaining only to the sale or lease of buildings within the development. Said sign shall be permitted to remain for a period not to exceed one year from the date of final inspection, by the building department of the City of San Bruno, of the first dwelling unit within the development.

C. One permanent unlighted sign, not exceeding six square feet in area, pertaining only to the sale or lease of the property or buildings upon which such sign is displayed.

D. One permanent resident manager's office devoted solely to the rental of the dwelling units on the same parcel providing that said office and surrounding grounds retain a residential character.

E. Accessory buildings.

Sec. 27.7.13(c). Uses permitted subject to obtaining a use permit:

Additional service uses may be allowed as a service to the occupants of the development when, in the opinion of the planning commission, such development can, by itself, support such uses and where the entrance to the use is off a court or lobby and there is no exterior advertising.

Sec. 27.7.13(d). Preliminary development plans:

Preliminary development plans shall be approved by the planning commission prior to any application for a building permit; such plans shall include preliminary architectural drawings and plot plan, all to a workable scale, showing elevations of the proposed development and the following additional information as outlined in section 27.7.13(e), paragraphs A through F.

- A. Location and type of landscaping.
- B. Use and treatment of grounds around the buildings or structures.
- C. Off-street parking.
- D. Physical features, such as trees, utility poles, hydrants, flood-lights, driveways, fences, signs, proposed drainage facilities, garbage collection areas.
- E. Location and type of fire protection facilities considered necessary and reasonable by the fire chief of the City of San Bruno.
- F. Estimates of traffic generated, peak hourly flows, probable routes to be used.
- G. Any other pertinent information considered appropriate for the purposes of this district.

Sec. 27.7.13(e). Development standards:

- A. In any development in this district, the planning commission shall determine whether or not the development shall be surrounded by a solid wall of masonry, redwood, cedar, or other suitable material, the height of which shall be in accordance with section 27.15 of this chapter (six (6) foot minimum height where allowed by said section and three (3) foot minimum height in side setback of corner lot); however, nothing herein shall require construction of the aforementioned fence along any property line abutting a street, alley or at driveway entrances or exits.
- B. All open areas shall be landscaped and maintained in accordance with the approved detailed landscaped plan. Off-street parking shall be screened from view of tenants and surrounding streets and properties by approved landscaping, decorative walls, or fences.
- C. Prior to the submission of development plans to the planning commission, the owner or his representative shall confer with the city engineer concerning the necessity for a run-off study of the area to be developed. If such study is considered necessary, it shall be filed with the city engineer and shall show existing and proposed facilities and methods of draining the site and tributary areas without exceeding the capacity of any street, on or off the site. The plans shall be approved or conditionally approved by the city engineer and the minimum required facilities installed by the owner to insure adequate drainage of the area.
- D. All trash and garbage collection areas shall be surrounded on at least three sides by a five foot block wall, and shall have adequate access for collection vehicles.

E. All points of vehicular access to and from off-street parking areas and driveways onto public rights-of-way shall be approved by the city engineer. Driveways shall be limited to twenty (20) feet in width, spaced a minimum of twenty (20) feet apart and limited to forty (40) percent of the lot width. A standard stop sign shall be erected and maintained at exits, when necessary to insure reasonable traffic safety.

F. Apartment units shall be subject to the following minimum gross floor living areas, exclusive of parking areas and open porches and patios:

1. Bachelor apartment (studio): four hundred fifty (450) square feet.
2. One bedroom apartment: six hundred fifty (650) square feet.
3. Two bedroom apartment: eight hundred (800) square feet.
4. For each additional bedroom in excess of two: one hundred (100) square feet.

G. Deleted.

Sec. 27.7.13(f). Approval of plans, final:

The planning commission shall approve the aforementioned development plans when detailed development plans are submitted, if they substantially comply with the approved preliminary plot plans and elevations, and if all of the provisions for this district are complied with, and the development is within the spirit and intent of this district. All development shall be in accordance with the approved plans prior to a release by the building department.

Sec. 27.7.13(g). Height:

A. Maximum height limit--one hundred (100) feet, except as specified in subsection B below.

B. When a building site in the RM district abuts, or is directly across a street or alley from property zoned R-1 or R-2 no building shall be erected on said RM lot to a height exceeding thirty-five (35) feet within one hundred fifty (150) feet of said R-1 or R-2 zoned property. Furthermore, no building shall be erected on said RM lot to a height exceeding fifty (50) feet within three hundred (300) feet of said R-1 or R-2 property.

Sec. 27.7.13(h). Side yard:

A. When any interior side property line of a lot in the RM district abuts property zoned R-1 or R-2, each dwelling on said RM zoned lot shall have a required side yard along said property line of not less than one foot in width for each one foot of building height of the nearest building wall from grade of that RM dwelling.

B. When any interior side property line abuts property of any district other than R-1 or R-2, there shall be a required side yard of not less than fifteen feet.

C. On corner lots, the side yard on the street side of the lot shall be not less than fifteen (15) feet.

Sec. 27.7.13(i). Rear yards:

A. When any rear property line of a lot in the RM district abuts property zoned R-1 or R-2, each dwelling on said RM zoned lot shall have a required rear yard of not less than one foot in width for each foot of height of the nearest building wall from grade of that RM dwelling.

B. When any rear property line abuts property of any district other than R-1 or R-2, there shall be a required rear yard of not less than fifteen (15) feet.

Sec. 27.7.13(j). Front yard:

Fifteen feet, except as set out in section 27.7.13(g) or when directly across the street from R-1 or R-2 district, then no less than twenty (20) feet.

Sec. 27.7.13(k). Distance between buildings:

A minimum distance of thirty (30) feet shall be required between main buildings.

Sec. 27.7.13(l). Maximum lot coverage:

Not more than forty (40) percent of the total lot area shall be devoted to main and accessory building area, parking areas and covered patios, but not to exceed fifty (50) percent, including driveways. Said percentage of lot coverage may be averaged over planned developments which are ten (10) acres or more in size. The remainder of the total lot area shall be devoted to landscaping, lawn, outdoor recreation facilities, incidental to residential development, such as swimming pools, tennis courts, putting greens and uncovered patios, walkways and fences.

Sec. 27.7.13(m). Minimum off-street parking:

There shall be one parking space and one garage space per unit. Any covered parking without walls shall be screened with adequate landscaping or with architectural screening or walls. The planning commission may allow a lesser number of parking spaces or a smaller dimension of spaces if an unusual amount of or design of open space, recreation areas, or landscaping is provided. In this district a garage for off-street parking under the building shall provide an area equal to the net useable square footage of the first floor of the above building.

Sec. 27.7.13(n). Maximum density allowed:

A minimum of one thousand five hundred (1500) square feet of land area for each family unit shall be provided in those areas where the average grade is ten (10) percent or more and a minimum of one thousand two hundred fifty (1250) square feet shall be provided in those areas where the average grade is less than ten (10) percent. All grades are to be determined by the San Bruno city engineer. Said minimum may be averaged over planned developments which are ten (10) acres or more in size, but in no case shall any single cluster in any such planned development have a minimum of less than one thousand (1000) square feet of land area per family unit.

Sec. 27.7.13(o). Public streets minimum:

All public streets within a proposed district shall be a minimum of sixty (60) feet paved curb to curb with an eighty (80) foot right-of-way.

Sec. 27.7.13(p). Criteria:

~~The planning commission has adopted criteria to aid in the development of this district. The planning commission shall consider said criteria when an application is presented for determination under this district.~~ **A M E N D E D**

A. Minimum land requirements:**BY ORD. 1251**

1. An R-M district may be established on a parcel of land which is an area planned for multiple family use and which is suitable for planning and development consistent with this ordinance.

2. An R-M district may be placed on a parcel of land with an area of no less than twenty-five thousand (25000) square feet unless contiguous to an R-M zone.

B. Minimum open space:

1. Definition: Open space shall be defined as an area unoccupied or unobstructed from the ground up except for landscaping and recreation facilities, not including parking areas or driveways.

2. Minimum requirements for open space: Fifty percent of the gross land area. If such open space land is one acre or more, such area shall be protected by an open space agreement and zoned "O" district.

C. Landscaping plan: Shall include botanical name and size of plants proposed. Type of ground cover shall also be detailed as well as the design of the sprinkler system.

D. Safety requirements:

1. All emergency access shall be as approved by the fire department. All hydrant locations, alarm systems, standpipes, sprinkler systems, and other fire protection shall be as approved by the fire department. Fire roads on site shall be required to all portions of building site prior to start of construction except for foundations and underground utilities.

2. All fire hydrants and fire mains are to be in service prior to construction and to be of a type specified by the fire department and spacing shall be a maximum of five hundred (500) feet.

3. In a building four stories or more where such building reaches 50 feet in height a dry standpipe shall be constructed to within one floor of the highest point for emergency use.

4. Private roadways and buildings within a development shall not be named after existing streets.

5. Stop signs shall be installed and maintained at exits of parking lots into city streets.

6. On site lighting shall be required on all paths, roadways and parking areas as a safety factor.

7. Building security shall be installed and maintained in compliance with the city Code.

8. Lighted street number signs shall be installed in a readily visible location.

9. Multiple family units shall have directories located inside main entrance.

10. All points of vehicular access from off-street parking areas and driveways onto public rights-of-way shall be reviewed by the traffic safety committee and the engineering department.

Sec. 27.7.14. C-C district.Sec. 27.7.14(a). Purpose:

To designate and promote the orderly development of a regional or community shopping area, within a reasonable time limit, as a retail facility for the primary market area.

Sec. 27.7.14(b). Uses permitted after approval of a development schedule:

The following uses permitted within a building: Retail stores and personal services establishments, including but not limited to department stores, drug-stores, clothing stores, banks, furniture stores, appliance stores, barber shops, beauty shops, book stores, hardware stores, variety stores, restaurants and other retail sales and services of similar character.

Sec. 27.7.14(c). Uses permitted subject to obtaining a use permit after approval of a development schedule:

Outdoor sales, when of a permanent character and appurtenant to an allowed use of a type set out in preceding paragraph; drive-in retail establishments when of a type listed under the preceding paragraph; service stations; new car sales, (including used car sales, when covering not more than twenty-five (25) percent of the total site area); launderettes; coin-operated laundries, and cleaning shops; parking lots and parking garages; offices, public uses.

Sec. 27.7.14(d). Accessory buildings and uses permitted:

A. Accessory buildings only if constructed simultaneously with or subsequent to the main building on the same lot.

B. Accessory uses normally incidental to permitted uses.

C. Signs appurtenant to permitted uses and subject to the provisions of the Sign Ordinance.

Sec. 27.7.14(e). Development schedule:

~~Any~~ uses proposed in the C-C district shall be accompanied by a development schedule at the time of application for a change in zoning classification to C-C district and shall become a part of the amendment to the Zoning Ordinance.

No building permit shall be issued for any use permitted in this district unless an overall development schedule has been approved.

A M E N D E D

BY ORD. 1261

Sec. 27.7.14(f). Maximum allowable height:

The maximum building or structural height of all buildings shall be fifty (50) feet, provided that a greater height limit may be allowed upon securing a use permit; provided further, that the gross floor area ratio does not exceed two (2) to one (1).

Sec. 27.7.14(g). Minimum building site, lot width and lot depth:

- A. Minimum building site--one acre.
- B. Minimum lot width--one hundred (100) feet.
- C. Minimum lot depth--one hundred (100) feet.

Sec. 27.7.14(h). Maximum building site coverage by buildings or structures:

Forty (40) percent provided that the ratio of gross floor area to land area does not exceed two (2) to one (1) at any time.

Sec. 27.7.14(i). Minimum yards:

No building shall be closer than fifteen (15) feet to any public street or private property.

Sec. 27.7.14(j). Fences and walls:

Fences and walls are permitted but not required. Such fences and walls shall not exceed eight (8) feet in height, and where the same are located adjacent to access drives entering into any public street or any private street used for vehicular access the same shall not exceed three (3) feet in height.

Sec. 27.7.14(k). Minimum off-street parking required:

The minimum off-street parking shall be:

Retail-Commercial, one (1) space per two hundred ten (210) square feet.

Office, one (1) space per two hundred fifty (250) square feet.

Restaurants, one (1) space for each three (3) seats and one (1) for every one hundred (100) square feet of dance floor area.

Medical-Dental, three (3) spaces per doctor plus two (2) spaces per examining room.

Other: As specified by the planning commission.

All parking is to be determined from the gross floor area of the building.

The planning commission may allow a lesser number of parking spaces or a smaller dimension of spaces if an unusual amount of, or design of open space, recreation areas, or landscaping is provided.

Sec. 27.7.14(1). Elevations, site plans and landscaping approval:

Elevations site plans and landscaping plans shall be approved by the planning commission. Besides approval of landscaping plans, the planning commission shall determine that no less than fifteen (15) percent of the gross land area is landscaped.

The landscaping plan shall contain details of "nodal points" which shall be composed of either or combination of: statuary, fountains, water displays, plazas, or occasional sculpture. Such nodal points shall contain benches, drinking fountains, and colored or textured pedestrian paths, which interrelate with adjacent properties.

Sec. 27.7.14(m). Reversionary clause:

A M E N D E D

BY ORD. 1261

~~Any land proposed for classification in the C-C district shall be accompanied by a development schedule. If, in the opinion of the planning commission, owner or owners of the property in a C-C district are failing, or have failed to meet the approved schedule, the planning commission may initiate proceedings under the amendment procedure to remove the C-C district classification from the zoning map, or to the amendment of the development schedule, by recommending extension of time to the city council for good cause shown by the property owner.~~ Deleted

Sec. 27.7.15. P-D district.Sec. 27.7.15(a). Purpose:

This district is designated to accommodate various types of development, such as neighborhood district shopping centers, professional and administrative areas, multiple housing developments, single-family residential developments, commercial service centers and industrial parks and other uses or a combination of uses which can be made appropriately a part of planned development.

Sec. 27.7.15(b). Uses permitted:

A M E N D E D

BY ORD. 1261

~~Residential uses are permitted provided such uses are shown on the development plan for the particular P-D district as approved by the city council.~~

Sec. 27.7.15(c). Uses permitted subject to obtaining a use permit:

~~Retail commercial and service uses and any industrial or research and development uses provided such uses are shown on the development plan, etc.~~

Sec. 27.7.15(d). Accessory buildings and uses permitted:

Accessory buildings and uses as shown on the development plan for the particular P-D district as approved by the planning commission and city council.

Sec. 27.7.15(e). Maximum allowable height:

The maximum building or structural height of the main building and accessory buildings shall be as shown on the development plan for the particular P-D district as approved by the planning commission and city council.

Sec. 27.7.15(f). Minimum building site and lot width:

Minimum building site and lot width shall be as shown on the development plan for the particular P-D district as approved by the planning commission and the city council.

Sec. 27.7.15(g). Maximum building site coverage by buildings and structures:

The maximum coverage of a lot by all structures shall be as shown on the development plan for the particular P-D district as approved by the planning commission and the city council.

Sec. 27.7.15(h). Minimum yards required:

The front, side and rear yard shall be as shown on the development plan for the particular P-D district as approved by the planning commission and city council.

Sec. 27.7.15(i). Fences and walls:

Fences and walls shall be as shown on the development plan for the particular P-D district as approved by the planning commission and the city council.

Sec. 27.7.15(j). Access:

Access to any parking area, loading area or public street shall be as shown on the development plan for the particular P-D district as approved by the planning commission and city council.

Sec. 27.7.15(k). Minimum off-street parking:

One (1) parking space and one (1) garage space per unit. The planning commission may allow a lesser number of parking spaces or a smaller dimension of spaces if an unusual amount of, or design of open space, recreation areas, or landscaping is provided.

In this district a garage for off-street parking under the building shall provide an area equal to the net useable square footage of the first floor of the above building.

Sec. 27.7.15(l). Open area and density per family unit:

Open area and density per family unit shall be as shown on the development plan for the particular P-D district as approved by the planning commission and city council.

Sec. 27.7.15(m). Development plan:

An application for a use permitted in a P-D district shall include and be accompanied by a development plan which, if approved by the planning commission and city council, shall become a part of the Zoning Map of the City of San Bruno as provided for by articles III and IV of chapter 27 of the City Code.

A. Changes in the development plan shall be considered the same as changes in the zoning map and shall be made in accordance with the procedures set forth in amending this ordinance, except such changes may be accomplished by resolution rather than by passage of an ordinance.

B. The development plan shall include:

1. A map showing any street system and lot design proposed within the district. Any areas proposed to be dedicated or reserved for parks, parkways, playgrounds, school sites, public buildings and other such uses. Compliance with this requirement shall not be construed as relieving the applicant from compliance with the Subdivision Ordinance or other applicable ordinances of the City of San Bruno.

2. A map showing the topography of the proposed district at one (1) foot contour intervals on areas of a cross slope of less than five (5) percent; at two (2) foot contour intervals on areas of five (5) to ten (10) percent cross slope; five (5) foot contour intervals on areas exceeding ten (10) percent cross slope.

3. A general land use plan for the proposed district, indicating the approximate area to be used for various purposes.

4. A plot plan for each building site or sites in the proposed P-D district. A plot plan shall not be required for a building site to be used for a single family residence. The required plot shall show the approximate location of all proposed buildings indicating maximum and minimum distances between buildings and property or building site lines.

5. Any or all of the following plans and diagrams may also be required, to be included on the plot plan or appended thereto:

a. Off-street parking and loading plan: Such plan may be presented in terms of a ratio between off-street parking and loading spaces--and building floor area, if accompanied by an example plan demonstrating the feasibility of the proposed ratio.

b. A circulation diagram indicating the proposed movement of vehicles, goods, and pedestrians within the P-D district, and to and from adjacent public thoroughfares. Any special engineering features and traffic regulation devices needed to facilitate or insure the safety of the circulation pattern shall be shown.

c. Landscaping and tree planting plan: Such a plan shall not be required for the areas proposed for residential use, but the applicant shall not be relieved of the street requirement of the Subdivision Ordinance.

6. Elevations and perspective drawings of all proposed structures, except single family residences. Such drawings need not be the result of the final architectural decisions and need not be in detail. The purpose of such drawings is to indicate, within stated limits, the height of the proposed buildings and the general appearance of the proposed structure, to the end that the entire development will have architectural unity and be in harmony with the surrounding developments.

A M E N D E D

Sec. 27.7.15(n). Development schedule:

BY ORD. 1261

A. An application for a development in a P-D district shall be accompanied by a development schedule indicating to the best of the applicant's knowledge the approximate date on which construction of the project can be expected to begin, the anticipated rate of development and completion date. Development schedule, if approved by the planning commission and city council, shall be-

come a part of the development plan and shall be adhered to by the owner of the property in the P-D district, and his successors in interest.

B. If in the opinion of the planning commission the owner or owners of property in P-D districts are failing or have failed to meet the approved schedule, the commission may initiate proceedings under the amendment procedure of this ordinance to remove the P-D district from the zoning map, or to the amendment of the development plan. Upon the recommendation of the planning commission, and for good cause shown by the property owner, the city council may extend the limits imposed by the development schedule.

Sec. 27.7.15(o). Approval of plans, final:

The planning commission shall approve the aforementioned development plans when detailed development plans are submitted, if they substantially comply with the approved preliminary plot plans and elevations, and if all of the provisions for this district are complied with, and the development is within the spirit and intent of this district. All development shall be in accordance with the approved plans prior to a release by the building department.

Sec. 27.7.15(p). Changes to approved plans:

Once a planned development is completed in accord with the development plan, any subsequent changes or modifications in the use of the structure(s) shall be subject to the use permit section of this Code. In no instance shall a use permit be granted to change the existing permitted use of the land.

Sec. 27.7.15(q). Criteria:

The planning commission has adopted criteria to aid in the development of this district. The planning commission shall consider said criteria when an application is presented for determination under this district.

A. Minimum land requirements:

1. A planned development district may be established on a parcel of land which is suitable for planning and development in a manner consistent with this ordinance.

2. A planned development district shall include a minimum of five (5) acres of contiguous undeveloped land.

B. Minimum open space:

1. Definition: Open space shall be defined as an area unoccupied or unobstructed from the ground up except for landscaping and recreation facilities, not including parking areas or driveways.

2. Minimum requirement of land area for open space, recreation and landscaped areas:

a. Residential: Minimum, fifty (50) percent of the gross land area. All areas designated as open space shall be protected by a conservation and open space agreement executed and recorded, and shall be zoned 'O' district.

b. Commercial and industrial: Twenty-five (25) percent of the gross land area of the development.

C. Density residential: Maximum density permitted in residential development shall be as follows:

1. Three stories or less--minimum land area per family unit two thousand (2000) square feet.

2. Four to six stories--minimum land area per family unit one thousand five hundred (1500) square feet.

3. Seven stories or more--minimum land area per family unit one thousand two hundred fifty (1250) square feet.

D. Maximum coverage of building site by buildings, parking areas, driveways and covered patios:

1. Residential:

a. Three stories or less--fifty (50) percent.

b. Four to six stories--forty (40) percent.

c. Seven stories or more--thirty-five (35) percent.

2. Commercial: Forty (40) percent, provided that the gross floor area to land area does not exceed two (2) to one (1) ratio.

3. Industrial: Fifty (50) percent, provided that the gross floor area to land area does not exceed a four (4) to one (1) ratio.

E. Minimum distance between main buildings:

1. Residential:

a. Three stories or less--thirty (30) feet.

b. Four to six stories--forty (40) feet.

c. Seven to nine stories--sixty (60) feet.

d. Ten or more stories--seventy (70) feet.

2. Commercial and industrial as approved by the planning commission:

a. Loading docks and vehicles using said docks shall not interfere with traffic flow.

F. Changes in development plans: Any changes in approved development plans which exceed the following criteria shall be considered the same as changes in the zoning map.

1. Over ten (10) percent change in height.

2. Ten feet or more change in location of structures in any direction.

3. Fifteen percent more or less change in bulk of structures.

4. Any change in shape or bulk of building including but not limited to change from rectangle to square or vice versa; from "T" or "L" to square or rectangular; from curved to any other form.

G. Design: Changes in design shall be considered the same as changes in the zoning map when there is a proposed change in style, i.e., Spanish to modern or contemporary.

H. Landscaping plan: Shall include botanical name and size of plants proposed and type of ground cover proposed in any landscaped areas as well as proposed sprinkler system.

I. Safety:

1. All emergency access shall be as approved by the fire marshal; all hydrants, alarm systems, standpipes, sprinkler systems and other fire protection devices shall be approved by him. Fire roads on site shall be required to all portions of the building site prior to construction except for foundations and underground utilities.

2. All fire hydrants and fire mains are to be in service prior to construction and are to be of a type specified by the fire department and spacing shall be a maximum of five hundred (500) feet.

3. In a building four stories or more when such building reaches fifty (50) feet in height a dry standpipe shall be constructed to within one (1) floor of the highest point for emergency use.

4. Private roadways and buildings within a development shall not be named after existing streets.

5. Stop signs shall be installed and maintained at exits of parking lots into city streets.

6. On site lighting shall be required on all paths, roadways and parking areas as a safety factor.

7. Building security shall be installed and maintained in compliance with the city Code.

8. Lighted street number signs shall be installed in readily visible locations.

9. Multiple family units shall have directories located inside main entrance.

10. All points of vehicular access from off-street parking areas and driveways onto public rights-of-way shall be reviewed by the traffic safety committee and the engineering department.

Sec. 27.7.15(r). Signing:

All signs not shown on the final development plans and any alteration of the area of existing signs shall be subject only to the use permit provisions of this Code.

Sec. 27.7.16. Central business district or C.B.D. district.Sec. 27.7.16(a). Purpose:

To designate and promote orderly development of the business district as primarily a retail shopping facility to serve present and future needs of the residential community, preserving and expanding the unique characteristics of the existing village atmosphere.

Sec. 27.7.16(b). Uses permitted:

The following uses wholly within a building:

1. Department stores, apparel shops, tailor, fur shops, dress-making or millinery shops, sewing, yardage, draperies, variety stores, shoe store, shoe repair when accessory to retail sales.
2. Drug stores, book stores.
3. Cameras, photographic supplies and photographic studios.
4. Cafes, restaurants, catering shops, cocktail lounges in connection with cafes or restaurants.
5. Furniture, rugs, appliances, hardware, homeware.
6. Gift shop, china, art, specialty, antiques, jewelry, hobby and toy shop, stationery and office supplies, sporting goods, smoke shop.
7. Music and records, T.V. and radio, radio and electronic parts and supplies, retail only. Radio, T.V. and appliance repair and service, when accessory to retail sales.
8. Professional offices, sales representatives, administrative offices, accounting and bookkeeping offices, financial institutions and loan offices, second story and above only, except that the above uses may be permitted in any portion of a structure not fronting on a public street and where such structure was designed and constructed as an arcade and where that particular portion of the building opens onto the arcade only.

"Arcade" for the purposes of this section shall mean a structure designed to provide a passage or pedestrian way through all or a portion of the structure, which has its primary function to provide access to stores or offices from such pedestrian way.
9. Any other similar use which the planning commission finds not to be inconsistent with the uses set out herein.

Sec. 27.7.16(c). Uses permitted subject to obtaining a use permit:

1. Outdoor sales, when of a permanent character not including drive-in establishments and when it does not discourage pedestrian movement; bakeries, retail only.
2. Banks, and other financial institutions.
3. Grocery, meat, fruit and vegetable stores, florist shops.
4. Launderettes; coin-operated laundries and cleaning shops; second-hand sales; laundry and cleaning agencies; barber and beauty shops.
5. Private and public parking lots and garages. **A M E N D E D**
6. Lodges, clubs, ~~if located on second floor or above.~~ **BY ORD. 1256**
7. Any architectural feature exceeding maximum set out in section 27.7.16(f).
8. Free standing signs.

Sec. 27.7.16(d). Accessory buildings and uses permitted:

1. Accessory buildings only if constructed simultaneously with or subsequent to the main building on the same lot.
2. Accessory uses normally incidental to uses permitted.

Sec. 27.7.16(e). Signs appurtenant to uses permitted:

1. Aggregate total sign face(s) shall not exceed twenty-five (25) percent of building face upon which it is located, but not to exceed two hundred (200) square feet.
2. No sign or sign structure shall extend more than twenty-four (24) inches above the average structure building face height of the building upon which said sign is placed, no sign shall encroach more than twelve (12) inches into the public right-of-way. Any such encroachment exceeding one (1) foot shall maintain a minimum of twelve (12) foot clearance above any pedestrian way, except as provided in section 27.7.16(f). No encroachment shall be permitted into a vehicle traffic way.
3. No flashing, running, revolving, scintillating, or similar lights, or lighting is permitted. There shall be no excessive light, glare or reflection into pedestrian or traffic ways, nor shall there be any animation or motion.

Sec. 27.7.16(f). Architectural features:

1. Architectural features such as cornices, eaves, canopies, awnings, marquees or similar projections may encroach a maximum of thirty-six (36) inches into any public right-of-way providing a minimum of eight (8) foot clearance is maintained to grade or sidewalk, and twelve (12) inch encroachment is permissive providing a minimum of seven (7) foot clearance is maintained.

2. Flower boxes, planters and architectural features placed on grade or not to exceed thirty-six (36) inches above the grade of sidewalk, shall not exceed twelve (12) inch encroachment.

3. No encroachment shall be permitted into a vehicle traffic way.

4. No wall or fence shall exceed eight (8) feet in height; where there are no access driveways, three (3) feet.

Sec. 27.7.16(g). Maximum allowable height:

The maximum building or structural height of all buildings shall be fifty (50) feet.

Sec. 27.7.16(h). Minimum building site and lot width required, unless optional design standards are used as set out in section 27.7.16(k):

1. Minimum building site: Two thousand (2000) square feet.

2. Minimum lot width: Twenty-five (25) feet.

Sec. 27.7.16(i). Maximum building site coverage by buildings or structures.

The maximum coverage of a lot by all structures may be one hundred (100) percent less required parking and landscaping.

Sec. 27.7.16(j). Minimum yards (setbacks) required:

Unless otherwise required in article V of this chapter, establishing building lines, or unless optional design standards have been used as set out in section 27.7.16(k).

1. Front, side and rear yard: None specified, except when lot abuts a lot in an "R" district--ten (10) feet.

Sec. 27.7.16(k). Optional design and improvement standards:

Where a development has been approved by the planning commission under

the optional design and improvement standards of the Subdivision Ordinance, such approved building sites, coverage and yards under such plan shall be considered as the requirements of this ordinance.

Sec. 27.7.16(1). Minimum off-street parking required:

Minimum off-street parking provided shall be as set out in section 27.26 (c).

Sec. 27.7.16(m). Elevations, site plans and landscaping approval:

Detailed drawings showing elevations, site plans, landscaping plans, use and treatment of ground around buildings and structure, off-street parking, physical features such as trees, utility poles, lighting, hydrants, driveways, fences, signs, trash and garbage collection areas adequately screened shall be submitted for any development or redevelopment and approved by the planning commission prior to issuance of a building permit. Plan approval shall conform in the spirit and intent of any prior plans adopted by the city.

All outdoor sales establishments, drive-in uses, automobile parking lots, minimum landscaping required, shall be five (5) percent of the gross area of the building site. Such landscaping shall be maintained as a condition of the use.

Sec. 27.7.17. D district.Sec. 27.7.17(a). Purpose:

This combining district is designated to accommodate the specific types of land uses permitted in the district with which the 'D' development district is combined. Further, it is the purpose of this district to encourage innovations in development, open spaces, and other amenities which make for more desirable living.

Sec. 27.7.17(b). Uses permitted:

All uses permitted in the district with which the 'D' district is combined subject to the provisions of that district and to the additional regulations set out hereunder.

Sec. 27.7.17(c). Maximum allowable height:

The maximum building or structural height of the main building and accessory buildings shall be as shown on the development plan for the particular district with which the 'D' district is combined as approved by the planning commission and city council.

Sec. 27.7.17(d). Minimum building site and lot width:

Minimum building site and lot width shall be as shown on the development plan for the particular district with which the 'D' district is combined as approved by the planning commission and city council.

Sec. 27.7.17(e). Maximum building site coverage by buildings and structures:

The maximum coverage of a lot by all structures shall be as shown on the development plan for the particular district with which the 'D' district is combined as approved by the planning commission and city council.

Sec. 27.7.17(f). Minimum yards required:

Front, side and rear yards shall be as shown on the development plan for the particular district with which the 'D' district is combined as approved by the planning commission and city council.

Sec. 27.7.17(g). Fences and walls:

Fences and walls shall be as shown on the development plan for the particular district with which the 'D' district is combined as approved by the planning commission and city council.

Sec. 27.7.17(h). Access:

Access to any parking area, loading area or public street shall be as shown on the development plan for the particular district with which the 'D' district is combined as approved by the planning commission and city council.

Sec. 27.7.17(i). Minimum off-street parking required:

Minimum off-street parking required shall be as shown on the development plan for the particular district with which the 'D' district is combined as approved by the planning commission and city council, but not less than set out in the provisions of the 'P-D' district.

Sec. 27.7.17(j). Open area and density per family unit:

Open area and density of families per acre shall be as shown on the development plan approved by the planning commission and city council but not less than:

District	No. of stories	Land area per family unit (sq. ft.)
R-1-D	2	6000
R-2-D	3	2500
R-3-D	3	2000
R-M-D	3	1500
	4-5	1250
	6 & up	1000

Sec. 27.7.17(k). Initiation of zoning:

Initiation of a change of zoning district to a district combined with the 'D' district, shall be made in accordance with the provisions of section 27.53 of this ordinance. A general plan and a specific plan shall be required of the developer and approved as required herein before any development shall take place in any area or district combined with the 'D' district. The designation preceding the 'D' shall indicate the uses approved for the property as set forth in the specific district with which the 'D' district is combined.

Sec. 27.7.17(l). General plan:

The general plan shall be intended as a broad plan designed to indicate the concept of the development without details. Said general plan shall, by means of charts, maps and text material, include the following:

1. The site proposed for development, including boundary designations and perimeter of the site.

Sec. 27.7.17. D district.Sec. 27.7.17(a). Purpose:

This combining district is designated to accommodate the specific types of land uses permitted in the district with which the 'D' development district is combined. Further, it is the purpose of this district to encourage innovations in development, open spaces, and other amenities which make for more desirable living.

Sec. 27.7.17(b). Uses permitted:

All uses permitted in the district with which the 'D' district is combined subject to the provisions of that district and to the additional regulations set out hereunder.

Sec. 27.7.17(c). Maximum allowable height:

The maximum building or structural height of the main building and accessory buildings shall be as shown on the development plan for the particular district with which the 'D' district is combined as approved by the planning commission and city council.

Sec. 27.7.17(d). Minimum building site and lot width:

Minimum building site and lot width shall be as shown on the development plan for the particular district with which the 'D' district is combined as approved by the planning commission and city council.

Sec. 27.7.17(e). Maximum building site coverage by buildings and structures:

The maximum coverage of a lot by all structures shall be as shown on the development plan for the particular district with which the 'D' district is combined as approved by the planning commission and city council.

Sec. 27.7.17(f). Minimum yards required:

Front, side and rear yards shall be as shown on the development plan for the particular district with which the 'D' district is combined as approved by the planning commission and city council.

Sec. 27.7.17(g). Fences and walls:

Fences and walls shall be as shown on the development plan for the particular district with which the 'D' district is combined as approved by the planning commission and city council.

Sec. 27.7.17(h). Access:

Access to any parking area, loading area or public street shall be as shown on the development plan for the particular district with which the 'D' district is combined as approved by the planning commission and city council.

Sec. 27.7.17(i). Minimum off-street parking required:

Minimum off-street parking required shall be as shown on the development plan for the particular district with which the 'D' district is combined as approved by the planning commission and city council, but not less than set out in the provisions of the 'P-D' district.

Sec. 27.7.17(j). Open area and density per family unit:

Open area and density of families per acre shall be as shown on the development plan approved by the planning commission and city council but not less than:

District	No. of stories	Land area per family unit (sq. ft.)
R-1-D	2	6000
R-2-D	3	2500
R-3-D	3	2000
R-M-D	3	1500
	4-5	1250
	6 & up	1000

Sec. 27.7.17(k). Initiation of zoning:

Initiation of a change of zoning district to a district combined with the 'D' district, shall be made in accordance with the provisions of section 27.53 of this ordinance. A general plan and a specific plan shall be required of the developer and approved as required herein before any development shall take place in any area or district combined with the 'D' district. The designation preceding the 'D' shall indicate the uses approved for the property as set forth in the specific district with which the 'D' district is combined.

Sec. 27.7.17(l). General plan:

The general plan shall be intended as a broad plan designed to indicate the concept of the development without details. Said general plan shall, by means of charts, maps and text material, include the following:

1. The site proposed for development, including boundary designations and perimeter of the site.

2. The location and dimensions of any existing property lines within the site.
3. The name of owner or owners and developers of the site.
4. The width, location and names of surrounding and adjoining streets, and proposed street alignments within the site, and connections to existing streets.
5. The use of adjoining properties.
6. The existing and proposed changes in topography of the site.
7. The location and capacity of existing utilities in the vicinity of the site and tentative extensions to the site.
8. The location of any structures upon the site designated for retention or removal, and tentative locations for future structures.
9. The approximate areas proposed for various uses permitted, setting out in general terms the areas of each proposed occupancy and a tabular summary of estimates of population densities and building intensities.
10. Sketches showing tentative architectural concepts of the proposed buildings and a general type of landscaping proposed.
11. Preliminary designations of areas for proposed open space, recreation, parking and other uses.
12. Any district combined with a "D" district designated, for example, as "R-3-D" district, or "R-4-D" district, or if the zone is approved for commercial as the primary use the designation shall be "C-D" district. Any change in the primary use will be considered as an amendment to the Zoning Ordinance.

The planning commission may require such other information as deemed necessary, which may include but not be limited to, economic analyses, thoroughfare plans, public services and facilities plans and utility service plans.

Sec. 27.7.17(m). Specific plans:

Upon approval of said general plan by the planning commission and city council, specific plans in conformity with the general plan may be presented for approval. Specific plans shall be presented, considered and approved prior to any application or granting of any building permit, or in any case where a use permit is required prior to the granting of such use permit. Said

plans may be presented for all or any reasonable part of the proposed site which is combined with the "D" district and shall include any or all of the following items where applicable:

1. The total development plan showing the dimensions and locations of the proposed structures, buildings, streets, parking, yards, playgrounds and open spaces, school sites and other public or private facilities along with the precise uses proposed. Said development plan shall be in conformity with, or in excess of, the minimum requirements set forth in the particular district with which the "D" district is combined and in other sections of this ordinance with respect to land uses. Such plans shall include a detailed statement of all uses proposed to be established, indicate the areas to be occupied by each use and the resultant population densities and building intensities.
2. Detailed engineering site plans proposed including proposed finished grades and drainage facilities proposed.
3. Landscaping plans in detail.
4. Architectural drawings demonstrating the design and character of the proposed structures, buildings, uses and facilities and the physical relationship of all elements.
5. Detailed engineering plans for the provisions of public utilities for the site.
6. Other pertinent information as may be deemed necessary by the planning commission and the city council.
7. A development schedule indicating the time when commencement and completion of construction will occur under the approved specific plan.

Sec. 27.7.17(n). Adoption of plans:

General plans, and thereafter specific plans, shall be presented to the planning commission for approval. Said commission shall act on the plans within a period not to exceed ninety (90) days from the date of presentation, unless said time period be extended by mutual consent of the planning commission and developer. Said planning commission shall approve or disapprove said plans and shall immediately report these findings to the city council and developer.

General plans and specific plans may be amended in the same manner as they are adopted, provided, however, that no specific plan may be amended which also requires an amendment to the general plan unless the latter has been amended.

Sec. 27.7.17(o). Variation from minimum requirements:

Variation from minimum requirements referred to in sections 27.7.17(l) and (m) hereof may be permitted. The approval of any specific plan which requires variation shall be had by not less than the majority vote of the total membership of the approving body, on the finding that such variations will produce any one or more of the following results:

1. Reduce the area and unsightliness of cut and fill banks;
2. Reduce the danger of erosion;
3. Create better community environment through dedication of public areas or common areas, rearrangement of lot sizes or landscaping of barren areas;
4. Create other improvements or permit the use of techniques which will produce a more desirable and livable community than can be obtained by strict compliance with said minimum requirements.

Sec. 27.7.17(p). Effect:

No construction or grading shall be done until both of the said plans have been adopted as outlined herein, provided, however, that minor grading which is necessary for the enjoyment or safety of any existing use of land in any district combined with the "D" district shall be allowed subject to the city ordinances pertaining to grading.

Sec. 27.7.17(q). Subdivision:

Where, from the nature of the size, location, shape or topography of the parcel of land or the nature of the improvements or developments shown on the general or specific plan, or any combination of these factors, including division of air space in any condominium development, it appears to the planning commission that the future division of ownership or division of said parcel of land or air space would be required for the orderly development, the planning commission or the city council may require the filing of a tentative and final map as provided in the Subdivision Ordinance of the City of San Bruno, and performing any of the other acts required in such regulations. Where any requirement of the Subdivision Ordinance requires any specific act of the land owner or subdivider, the approval of any general or specific plans shall not become effective until compliance has been made with such Subdivision Ordinance.

Sec. 27.7.17(r). Reversion:

Any area which is combined with the "D" district shall revert to its former classification in the event the development is not commenced within one year

from the effective date of classifying said land in combination with the "D" district, unless a longer time has been designated by the planning commission and city council. Reversionary clauses shall not apply to any zone change initiated by the planning commission or city council.

Sec. 27.7.18. O--Open space and conservation district.Sec. 27.7.18(a). Purpose:

The "O" district is designed to preserve a rural and natural atmosphere in an urban area or development, to hold for future generations open space to preserve the environment.

Sec. 27.7.18(b). Uses permitted:

1. Crop and tree farming.

Sec. 27.7.18(c). Uses permitted subject to obtaining a use permit:

1. Golf courses.
2. Riding and hiking trails.
3. Public and private parks (non-profit).
4. Private recreation facilities which are a part of any urban development and which is recorded as open space owned in common.
5. Structures accessory to any permitted use.
6. Any structure or use or removal of any vegetation that might tend to defeat the purpose of this district.
7. And other uses which in the opinion of the planning commission could be compatible with the area.

Sec. 27.7.18(d). Development regulations:

1. Golf courses minimum fifteen (15) acres.
2. Crop and tree farming one (1) acre.
3. Parking, all yards, height, building site coverage, design and location of structures shall be as specified in use permit.

Sec. 27.7.19. R-E district.Sec. 27.7.19(a). Purpose:

This district is designated to accommodate single family residences in areas where it is incumbent upon the city to protect the environment and retain the maximum amount of open space and at the same time permit a reasonable amount of private use and enjoyment of the area and its natural beauty.

Sec. 27.7.19(b). Uses permitted:

The only use permitted shall be single family residences.

Sec. 27.7.19(c). Uses permitted subject to obtaining a permit:

All accessory structures or uses are permitted subject to obtaining a use permit, including, but not limited to the following:

1. Guest houses or servants quarters not containing cooking facilities and not rented or otherwise operated for profit and do not exceed one and one-half (1 1/2) stories in height.

2. Private stables only for the use of the occupant.

Sec. 27.7.19(d). Maximum height:

Thirty-five (35) feet.

Sec. 27.7.19(e). Minimum building site:

Two (2) acres.

Sec. 27.7.19(f). Minimum lot width:

One hundred fifty (150) feet.

Sec. 27.7.19(g). Minimum setbacks:

1. Front yard: Fifty (50) feet.
2. Side yard: Forty (40) feet.
3. Rear yard: Fifty (50) feet.

Sec. 27.7.19(h). Garage space:

The minimum enclosed garage spaces shall be two spaces except that for each bedroom in excess of three there shall be an additional garage space required.

Sec. 27.7.19(i). Maximum building coverage:

Twenty-five (25) percent.

Sec. 27.7.19(j). Tree removal:

Removal of live trees with a diameter of four inches or greater shall be subject to approval by the planning commission.

Sec. 27.7.19(k). General plan:

The general plan shall be intended as a broad plan designed to indicate the development concept without final detail. Said general plan shall, by means of charts, maps, and text material, include the following:

1. The site proposed for development, with subdivision map including boundary designations and perimeter of site.
2. The location and dimensions of any existing or proposed property lines within the site.
3. The name of owner or owners and developers of the site.
4. The width, location and names of surrounding streets, proposed street alignments within the site, and connections to existing streets.
5. The use of adjoining properties.
6. The existing and proposed changes in topography of the site.
7. The location and capacity of existing utilities in the vicinity of the site and tentative extensions to the site.
8. The location of any structures upon the site designated for retention or removal and tentative locations for future structures.
9. No clearing, grubbing or grading permit shall be issued prior to approval of the general plan.

Sec. 27.7.19(1). Specific plans:

Upon approval of said general plan by the planning commission and city council, specific plans in conformity with the general plan shall be presented to the planning commission for approval prior to any application for, or granting of a building permit. Said plans shall include any or all of the following items where applicable:

1. Detailed engineering site plans including finished grades, drainage facilities, and provisions for public utilities for the site.

2. As individual sites are developed within the subdivision, architectural drawings demonstrating the design and character of the proposed structures, buildings, uses and facilities, and the physical relationship of all the elements shall be submitted to the planning commission.

Sec. 27.7.19(m). Adoption of plans:

General plans, and thereafter specific plans, shall be presented to the planning commission for approval. Said commission shall act on the plans within ninety (90) days from the date of presentation, unless said time period be extended by mutual consent of the planning commission and developer.

Sec. 27.7.20. C-O district.Sec. 27.7.20(a). Purpose:

To designate and promote the orderly development of an office and professional district with ancillary retail sales primarily to serve the aforesaid uses.

Sec. 27.7.20(b). Uses permitted:

1. General, professional and medical offices.
2. Hotels.
3. Banks, savings and loan offices.
4. Ancillary uses when combined with an office or hotel.

Sec. 27.7.20(c). Uses permitted subject to approval of use permit:

1. Restaurants (excluding drive-ins).
2. Parking garages, when combined with 1. and 2. in (b) above.
3. Service stations when combined within a parking structure.

Sec. 27.7.20(d). Ancillary uses permitted in conjunction with 1. and 2. in (b) above:

Travel agencies, telegraph offices, florist, shoe repair, barber shop, beauty shop, jewelry store, book store, gift store, candy store, pharmacy, art gallery. All other sales and services of a similar character are subject to a use permit.

Sec. 27.7.20(e). Accessory buildings and uses permitted:

1. Accessory buildings only if constructed simultaneously with or subsequent to the main building on the same lot.
2. Accessory uses normally incidental to permitted uses.
3. Signs appurtenant to permitted uses and subject to the provisions of the Sign Ordinance.

Sec. 27.7.20(f). Development schedule:

1. An application for any use in this district shall be accompanied by a development schedule.

2. No building permit shall be issued for any use permitted in this district unless a development schedule has been approved.

Sec. 27.7.20(g). Maximum allowable height:

The maximum building or structural height of all buildings shall be thirty-five (35) feet. Additional height may be permitted upon securing a use permit, provided that the gross floor area does not exceed one and one-half (1 1/2) to one (1).

Sec. 27.7.20(h). Minimum building site and lot width:

1. Minimum building site: One acre, exception: The minimum building site for restaurants and financial institutions shall be thirty thousand (30,000) square feet.

2. Minimum lot width: One hundred (100) feet.

Sec. 27.7.20(i). Maximum building site coverage:

Forty percent, provided that the ratio of gross office, professional, and commercial floor area to land area does not exceed one and one-half (1 1/2) to one (1).

Sec. 27.7.20(j). Minimum yards:

No building shall be closer than twenty-five (25) feet to any public street. No building shall be closer than fifteen (15) feet to any other building or property line.

Sec. 27.7.20(k). Fences and walls.

Fences and walls are permitted but not required. Such fences and walls shall not exceed eight (8) feet in height, and where the same are located adjacent to access drives entering into any public street or any private street used for vehicular access, the same shall not exceed three (3) feet in height.

Sec. 27.7.20(1). Minimum off-street parking:

1. The minimum off-street parking shall be:

Retail-commercial, one (1) space per two hundred ten (210) square feet.

Office, one (1) space per two hundred fifty (250) square feet.

Restaurants, one (1) space for each three (3) seats and one (1) for every one hundred (100) square feet of dance floor area.

Medical-dental, three (3) spaces per doctor plus two (2) spaces per examining room.

Other: As specified by the planning commission.

All parking is to be determined from the gross floor area of the building.

2. The planning commission may allow a lesser number of parking spaces or a smaller dimension of spaces if an unusual amount of, or design of open space, recreation areas, or landscaping is provided.

Sec. 27.7.20(m). Elevations, site plans and landscaping approval:

1. Elevations, site plans, and landscaping plans shall be approved by the planning commission. Besides approval of landscaping plans, the planning commission shall determine that no less than fifteen (15) percent of the gross land area is landscaped.

2. The landscaping plan shall contain details of "nodal points" which shall be composed of either or combination of: Statuary, fountains, water displays, plazas, or occasional sculpture. Such nodal points shall contain benches, drinking fountains, and colored or textured pedestrian paths, which interrelate with adjacent properties.

Sec. 27.7.21. P-A District...

Article V. General Provisions and Exceptions.

BY ORD. 1255

Sec. 27.8. Uses.

No theatre, circus, carnival, amusement park, open air theatre, race track, private recreation centers or other similar establishments involving large assemblages of people may be established in any district unless and until a use permit is first secured for the establishment, maintenance and operation of such use. Application for use permits for a single dance when the applicant has not applied for more than three dances in the preceding six month period shall be made directly to the city council.

Sec. 27.9. Signs.

Signs of larger size than twenty (20) square feet in area may be permitted in an R-4 district, providing a use permit is first secured in each case. Such signs, however, should only be located on major highways or adjacent to "C" or "M" districts.

Sec. 27.10. Accessory uses.

Accessory uses and buildings in any district may be permitted where such uses or buildings are incidental to and do not alter the character of the premises in respect to their use for purposes permitted to the district. Such accessory buildings shall be allowed only when constructed concurrent with or subsequent to the main building.

Sec. 27.11. Removal of dirt.

The removal of minerals, earth and other natural materials in excess of one hundred (100) cubic yards thereof may be permitted, providing a use permit shall first be obtained in each case.

A M E N D E D

Sec. 27.12. ~~Time limit on use permits.~~

BY ORD. 1261

~~The planning commission may allow uses for a period of six months in developed areas, and up to one year in undeveloped areas for uses not specifically set out in this chapter. The planning commission may approve accessory uses in conjunction with legally established uses for periods not exceeding thirty (30) days.~~

Sec. 27.13. Public utility lines.

Public utility distribution and transmission lines, both overhead and underground, shall be permitted in all districts without limitation as to height and without the necessity of first obtaining a use permit; provided, however, that the routes of proposed electric transmission lines shall be submitted to the planning commission for approval, and said approval shall be received prior to acquisition of rights of way therefor, and any construction thereon.

Sec. 27.14. Height limits--Chimneys, etc.

Chimneys, silos, cupolas, flag poles, monuments, gas storage holders, radio and other towers, water tanks, church steeples and similar structures and mechanical appurtenances may be permitted in excess of height limits, provided a use permit is first obtained in each case.

Sec. 27.15. Height limits--Fences, etc.

In "R" and "C-N" districts no fence, hedge or screen planting of any kind shall hereinafter be constructed or grown to exceed six (6) feet in height, unless required by law, within any required side setback to the rear of the front line of any dwelling or within any rear setback; nor shall any such fence,

hedge or screen planting exceed three (3) feet in height within any front setback or within any side setback or a corner lot.

Sec. 27.16. Building site.

Any lot or parcel of land which has never since the initial effective date of this ordinance been of one record ownership with adjoining land sufficient together with said lot or parcel to create a legal building site pursuant to section 27.7, may be used as a building site even when of less area or width than that required for the district in which it is located.

Sec. 27.17. Projections--Eaves, etc.

Architectural features such as cornices, eaves and canopies may not be constructed closer than three (3) feet to any side lot line, nor project more than four (4) feet into any required front or rear setback.

Sec. 27.18. Projections--Porches, etc.

Open uncovered porches, landing places or outside stairways may project not closer than three (3) feet to any side lot line, and not exceeding six (6) feet into any required front or rear setback.

Sec. 27.19. Official plan line.

Wherever an official plan line has been established for any street, required yards shall be measured from such line and in no case shall the provisions of this chapter be construed as permitting any encroachment upon any official plan line.

Sec. 27.20. Projections--Accessory buildings.

In case an accessory building is attached to the main building, it shall be made structurally a part of and have a common roof with the main building, and shall comply in all respects with the requirements of this chapter applicable to the main building. Unless so attached an accessory building in an "R" district shall be located on the rear one-half (1/2) of the lot and at least six (6) feet from any dwelling building existing or under construction on the same lot, or any adjacent lot. Such accessory building shall not be located within five (5) feet of any alley or within six (6) inches of the side or rear line of the lot or, in the case of a corner lot, to project beyond the front setback required or existing on any adjacent key lot.

Sec. 27.21. Front setback (improved block).

Where in a block seventy-five (75) percent or more of the lots facing on a common street have been improved with buildings, the minimum required front setback from the line of said street shall be the average of the improved lots in said block facing on said street, if less than the stated requirements herein, except that if the subject parcel is located in a zoning district which permits a

less restrictive use than then existing on the majority of lots in such block facing on such street (e.g. a majority of single family uses in an R-³ district), then the requirements set forth in section 27.7 shall be met.

Sec. 27.22. Substandard ~~residential~~ lots.

A M E N D E D

BY ORD. 1243

A. Only single family dwelling permitted on substandard lots in residential zones. On any parcel of land in an R-1, R-2, R-3 or R-4 zoning district which was shown as a separate parcel or as a lot on any subdivision map filed in the office of the county recorder of the County of San Mateo prior to the adoption of this ordinance and which lot or parcel is substandard in that it does not have a sufficient number of square feet to meet the conditions set forth elsewhere in this ordinance for construction of a building thereon, or has insufficient lot width, and when said parcel has never since the initial effective date of this ordinance been of one record ownership with adjoining land sufficient together with said lot or parcel to create a legal building site pursuant to section 27.7, a property owner may build only a single family residence on such substandard lot without obtaining a use permit therefor from the planning commission; providing that no such use permit shall be issued for a density exceeding one dwelling unit for each 1250 square feet of land area in R-2, R-3 or R-4 districts, and one dwelling unit per building site in R-1 districts.

B. Each residence shall be constructed so as to provide side setbacks each of at least ten (10) percent of the width of said property but in no case less than three feet; providing that a use permit may be approved for a lesser side setback on the interior lot line when such building site abuts a developed building site which has a structure with no openings siding on said lot.

C. . . .

Sec. 27.23. Setbacks--Combined residential and commercial use.

Every building or portion thereof which is designed for any combined dwelling and retail commercial purpose in any "C" district shall comply with the provisions of this chapter as to the setbacks which are required for commercial buildings.

Sec. 27.24. Special yards.

Distance between buildings in any dwelling group--minimum ten (10) feet. Side yard, providing access to single row dwelling group--minimum twelve (12) feet. Inner court, providing access to double row dwelling group--minimum twenty (20) feet.

Sec. 27.25. Building lines.

Front, side or rear yard required on building sites abutting highway or street adopted in the street and highway plan as a thoroughfare, major or collector street, then setbacks shall be as indicated following--measured from center line.

	Building line Secondary high- way (60' R/W)			Building line Major highway (Commercial) (86' R/W)			Building line Major highway (Residential) (80' R/W)			Building line Expressway high- way (100' R/W)		
District	Front	Side	Rear	Front	Side	Rear	Front	Side	Rear	Front	Side	Rear
R-1	45'	45'	40'	58'	58'	53'	55'	55'	50'	65'	65'	60'
R-2	45'	45'	35'	58'	58'	53'	55'	55'	50'	65'	65'	60'
R-3	45'	35'	35'	53'	48'	48'	55'	50'	50'	65'	60'	55'
R-4	45'	35'	35'	58'	53'	48'	55'	50'	50'	65'	60'	55'
R-M	45'	45'	45'	58'	58'	53'	55'	55'	55'	65'	65'	60'
C-N	45'	45'	40'	58'	53'	53'	55'	50'	50'	65'	60'	60'
C-1	30'	30'	30'	48'	48'	48'	40'	40'	40'	50'	50'	50'
C-2	30'	30'	30'	48'	48'	48'	40'	40'	40'	50'	50'	50'
C-C	45'	45'	45'	58'	58'	53'	55'	55'	55'	65'	65'	65'
M-1	30'	30'	30'	48'	48'	48'	40'	40'	40'	50'	50'	50'
P-D (1)	45'	45'	45'	58'	58'	53'	55'	55'	55'	65'	65'	65'
A-R	45'	45'	45'	58'	58'	53'	55'	55'	55'	65'	65'	60'

(1) Building line plus setbacks approved on development plan

Sec. 27.26. Minimum building site area in "R" districts.

The minimum building site area required per family unit in the R-2, R-3 or R-4 districts is 1,250 square feet per unit.

Sec. 27.26A. Landscaping requirements.

1. Minimum requirements.

Any open space on any developed or partially-developed lot shall be landscaped in the amount of fifteen (15) percent of the gross land areas except as noted below.

The following minimum areas shall be landscaped in conjunction with the following uses in the zoning districts as follows:

District	Use	Percent of gross land area to be landscaped
C-N, C-1, C-2	As permitted	7.5
C-N, C-1, C-2	Service stations, drive-in establishments	10

Sec. 27.26B. Architectural committee and approval.1. Submission of plans.

Architectural and landscaping approval. In case an application is made for a permit for any building or structure in any "R-3," "R-M," any combination of "C" or "M," "AR," "PD" district, said application shall be accompanied by architectural drawings or sketches, showing the elevations of the proposed building or structure and proposed landscape or other treatment of the grounds around such building or structure. Such drawings or sketches shall be considered by the architectural committee in an endeavor to provide that the general appearance of such buildings or structures and grounds be in keeping with the character of the neighborhood and such as not to be detrimental to the orderly and harmonious development of the city, or to impair the desirability of investment or occupation in the neighborhood.

2. Architectural committee.

a. The planning commission chairman may appoint an architectural committee of three of its members.

b. The architectural committee shall review all architectural plans and thereafter report their findings to the planning commission. The planning commission shall then take the appropriate action by a majority vote.

c. In case an applicant is not satisfied with the action of the planning commission, he may within fifteen (15) days appeal in writing to the city council.

d. No permit shall be issued in any case hereinabove mentioned until such drawings and plans have been approved either by the planning commission or, in the event of an appeal, by the city council. All buildings, structures, and grounds including landscaping shall be built in accordance with approved drawings and plans.

Sec. 27.26C. Off-street parking requirements.

Parking spaces, common facilities. All off-street parking spaces, whether in a garage, or open area, shall be so located as to be accessible and usable for the parking of motor vehicles. Common parking facilities may be provided in lieu of individual requirements actually provided, and meet the requirements of the zone in which they are located. Parking structures shall be screened by landscaping, decorative walls, fences or other similar means. In no case shall required parking be permitted within an area devoted to vehicular access to the building.

"Accessible and usable space" as used in section 27.56, article VII, subsections (19), (20) and (28) means that clear and unoccupied space of the di-

mensions specified in said paragraphs shall be provided for the parking of automobiles. In reference to a garage not having an entrance on an alley, "accessible and usable space" means that there shall be an unobstructed paved surface area extending from the garage entrance directly away therefrom for the full distance to the public street. Such surfaced area shall be the full distance to the public street. Such surfaced area shall be the full width of the garage for the first twenty (20) feet and access driveways shall be connected by a paved drive of ten (10) feet minimum width for a single family development; twelve (12) feet minimum width for from two (2) to six (6) units; and eighteen (18) feet minimum width for any development exceeding six (6) units.

Improvements for driveways or access to garages shall be developed and maintained as provided in the improvement standards of the City of San Bruno.

Minimum requirements. The off-street parking requirements set out in each district shall apply to all buildings erected, and new or extended uses commenced after the effective date of this ordinance. For any use not specifically mentioned herein, the planning commission shall determine the amount of parking required. Fractional requirements for any development shall be calculated on the next highest even requirement.

Off-street parking in buildings or structures. Any portion of a structure designed to be used for automobile parking by tenants, their patrons or guests, and when no more than twenty-five (25) percent of the spaces are to be used for public parking shall not be counted in calculating the maximum allowable gross floor area set out in the various districts in this ordinance. Any structure designed totally for parking and designed to meeting parking requirements may be located off site but not more than two hundred fifty (250) feet from the use that it is to serve.

Additional parking requirements.

A. Any parcel of land hereafter used for off-street parking, a car or trailer sales shall be developed with paving according to city specifications, with bumper guards, if specified by the planning commission, and shall be enclosed by a fence of a type approved by the planning commission, when such areas are adjacent to any "R" district. Said fence to be constructed seventy-two (72) inches in height behind the front setback area and thirty-six (36) inches in height in any front setback area.

B. Parking required in any district must be on site, except as provided in this section.

C. Joint use of parking facilities may be allowed under the following conditions:

1. When there is no conflict in time of use.
2. When there is sufficient parking for all uses.

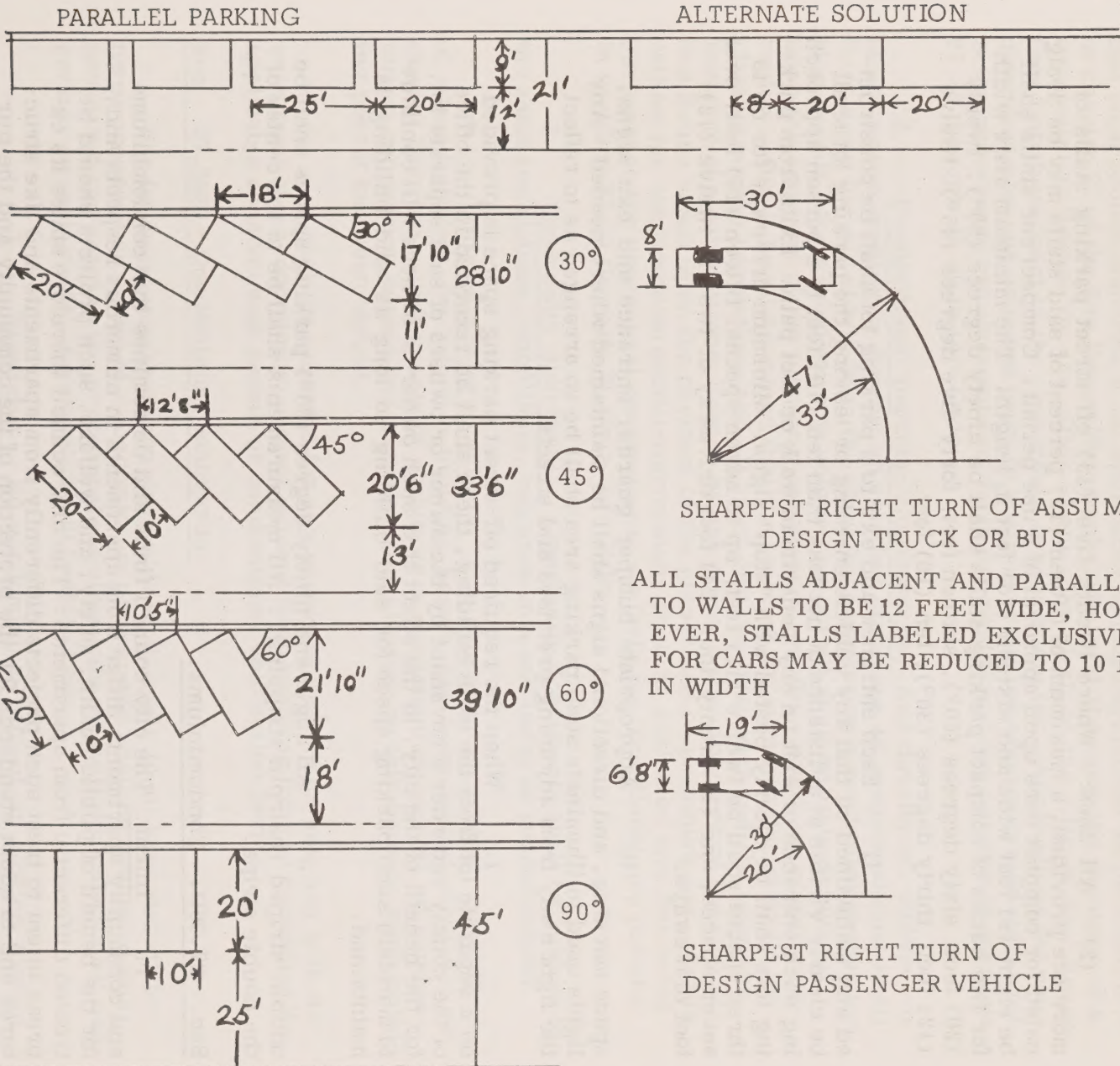
D. Parking required in C-N, C-1, C-2 or C-3 districts may be reduced below the stated requirements in any portion of such district included within a public parking district or assessment district for financing off-street parking facilities in proportion to the amount of assessment on each property owner. Cost of each public parking space provided by the district shall be computed by dividing the number of such spaces into the total of the assessment levied against property within the district. The assessment against any individual property shall be divided by this cost per space, to determine the nearest whole number by which the parking requirement on the said property may be reduced.

$$\begin{aligned} \text{For example: Cost per space} &= \frac{\$100,000 \text{ total assessment}}{100 \text{ spaces}} = \$1000 \text{ per space} \\ \text{Parking credit} &= \frac{\$2000 \text{ individual assessment}}{\$1000 \text{ per space}} = 2 \end{aligned}$$

Parking requirement may be reduced by two (2) spaces.

E. Surfacing. Any off-street parking area shall be surfaced with a minimum of five (5) inches of imported base material and a double application of asphalt and gravel to city engineer approval, so as to provide a durable and dustless surface, shall be so graded and drained as to dispose of all surface water accumulated within the area and shall be so arranged and marked as to provide for orderly and safe loading and unloading and parking and storage of vehicles.

F. Standards for the design of parking spaces.



(1) Office uses: Where one hundred (100) or more employee parking stalls are provided in a multilevel parking structure, the stall widths may be reduced to nine (9) feet upon approval of a use permit. In no case shall ten (10) percent of the stalls be less than ten (10) feet wide and twenty (20) feet long. Said stalls shall be designated for visitor parking and be located so to be available for use of visitors.

(2) All uses: Where twenty-five (25) off-street parking stalls or more are provided, a maximum of fifteen (15) percent of said stalls may be designated for compact cars upon approval of a use permit. Compact car stalls shall be eight (8) feet wide and sixteen (16) feet in length. The minimum aisle width for two banks of compact parking stalls shall be ninety degrees (90°), twenty (20) feet; sixty degrees (60°), sixteen feet; forty-five degrees (45°), twelve (12) feet; thirty degrees (30°), ten (10) feet.

G. Each entrance and exit to a parking lot shall be constructed and maintained so that any vehicle entering or leaving the parking lot shall be clearly visible at a distance of not less than ten (10) feet to a person approaching such entrance or exit on any pedestrian walk or foot path. Exits from parking lots shall be clearly posted with "stop" signs. Minimum driveway for up to three spaces shall be twelve (12) feet; up to seven spaces, fifteen (15) feet; over seven spaces, one (1) twenty-four (24) foot driveway or two (2) twelve (12) foot driveways.

H. Appropriate bumper guards, entrance and exit signs, space marking, and directional signs shall be maintained where needed. Any lights used to illuminate such parking area shall be so arranged as to reflect the light away from adjoining premises and streets.

I. When the required off-street parking space is provided on a separate lot from the main building, there shall be recorded in the office of the county recorder a covenant by the owner or owners of said separate lot, for the benefit of the city, to the effect that such owner or owners will continue to maintain such parking space for said building so long as said building is maintained.

J. All angle and ninety degree (90°) parking spaces shall be double-striped (hairpin stripping). All measurements shall be to the center of the double stripe.

Sec. 27.26D. Condominiums.

1. Intent. The city council finds and determines that condominiums and community apartments differ from apartments in numerous respects and, for the benefit of public health, safety, and welfare, such projects should be treated differently from apartments. The city council therefore states its express intent to treat such projects differently from apartments and like structures and to adopt standards for the protection of the community and the purchasers of condominiums and community apartments.

2. Condominium new construction permit. Before final approval and issuance of any building permit for any condominium or condominium project, a developer, builder or other person seeking to construct such a project shall first apply for and obtain from the planning commission a condominium permit. Such condominium permit shall be issued only (a) upon approval of the planning commission, or city council upon appeal or review, after it determines that such project conforms to all applicable zoning regulations as provided for in chapter 27 of the San Bruno Municipal Code, and (b) upon the issuance of a condominium license by the office of the city clerk of the City of San Bruno based upon payment of the prescribed condominium tax. Applications for condominium new construction permits shall be evaluated and processed pursuant to the procedural requirements set forth for conditional use permits in sections 27.34 through 27.40 in this Code.

3. Condominium permits--Conversions. Any developer, builder, or other person seeking to convert an existing structure to a condominium shall first apply for and obtain from the planning commission a condominium conversion permit. Such condominium conversion permit shall be issued only (a) upon the approval of the planning commission, or city council upon appeal or review, after it has determined that the existing structure conforms to all applicable zoning regulations and all other city requirements and (b) upon the issuance of a condominium license by the office of the city clerk of the City of San Bruno based upon the payment of the prescribed condominium tax. Applications for condominium permit-conversions shall be evaluated and processed pursuant to the procedural requirements set forth for conditional use permits in sections 27.34 through 27.40 in this Code.

4. Community apartments. Community apartments shall be subject to the same restrictions, conditions, requirements and taxes as condominiums.

5. Initiated projects: effects. Any condominium project, regardless of when initiated, for which a building permit has been issued shall not be exempt from the requirements of obtaining a condominium permit or condominium conversion permit and a condominium license merely because such building permit has been issued.

6. It shall be unlawful for any person to proceed in any way with development of a condominium project without first applying for and receiving the applicable condominium permit or condominium conversion permit.

Sec. 27.26E. Condominium standards.

The following condominium standards shall apply to all land and structures proposed as a part of a condominium project and shall be evaluated and processed pursuant to the procedural requirements set forth for conditional use permits in sections 27.34 through 27.40 in this Code.

1. Standards. No condominium project or portion thereof shall be approved or conditionally approved in whole or in part unless the plan-

ning commission, or city council upon appeal or review provided in section 27.39, shall have reviewed and approved the following on the basis of their effect on sound community planning, the economic, ecological, social and aesthetic qualities of the community, and on public health, safety and general welfare:

a. The overall impact on schools, parks, utilities, neighborhoods, streets, traffic, parking and other community facilities and resources.

b. A detailed development plan of the project including the location, treatment, and sizes of structures, parking layout, access areas, and exterior elevations.

c. A detailed landscaping plan indicating types and sizes of landscaping materials.

d. A detailed lighting plan indicating location and nature of lighting and lighting fixtures in common areas.

e. A copy of conditions, covenants, and restrictions and any condominium agreements for the project setting forth the occupancy and management policies for the project.

f. Provisions for the dedication of land or easements for street widening, public access or other public purpose, where necessary, and in accordance with established planned improvements.

2. Minimum requirements. Except as otherwise provided by law, in approving or conditionally approving any condominium project the following shall be required:

a. **PARKING.** Offstreet parking in the amount of not less than two (2) spaces per unit. Fifty (50) percent of all studio units shall have two (2) off-street parking spaces and the remaining studio units shall have one (1) off-street parking space. In all instances, there shall be one (1) covered parking space provided with each studio unit.

Required off-street parking spaces shall be located within the same structure as the dwelling units for which they are required, or as determined by the planning commission. Required off-street parking spaces, except guests parking spaces, shall be included in the ownership of each individual condominium unit and shall not be sold or transferred except with the sale of such unit.

b. **SIDE YARD REQUIREMENTS.** Side yards shall be five (5) feet minimum or greater as determined by the planning commission. Subterranean garages shall not extend more than half the distance above the average grade level.

c. CONDOMINIUM AGREEMENTS. Condominium agreements shall contain, but not be limited to, adequate provisions for maintenance, repair, and upkeep; provisions that in the event of destruction or abolishment, reconstruction shall be in accordance with codes in effect at the time of such reconstruction; and provisions for dedication of land or establishment of easements for street widening or other public purpose.

d. ACCESS. All private streets, driveways and parking areas shall be improved and constructed with a structural section in accord with San Bruno engineering department standards. They shall be designed and maintained to insure access for municipal services to any dwelling unit therein.

3. Exceptions for conversions. No condominium conversion shall be denied for failure to provide the necessary recreational area(s).

4. Any person violating any of the provisions of this ordinance shall be guilty of a misdemeanor and upon conviction thereof, shall be subject to a fine not exceeding five hundred (500.00) dollars or six (6) months in the county jail of San Mateo County, or by both such fine and imprisonment at the discretion of the court.

5. Any provision of the San Bruno Municipal Code, or appendices thereto inconsistent herewith, to the extent of such inconsistencies and no further, are hereby repealed.

Sec. 27.27. Nonconforming uses--Land generally.

The lawful use of the land, existing at the time of the adoption of this chapter, although such use does not conform to the regulations herein specified for the district in which such land is located, may be continued provided that no such use shall be enlarged or increased, nor be extended to occupy a greater area than that occupied by such use at the time of the adoption of this chapter, and that if any such use ceases the subsequent use of such land shall be in conformity to the regulations specified by this chapter for the district in which such land is located, except that all of the following uses shall be completely enclosed within a solid six (6) foot fence approved by the planning commission: salvage and wrecking yards, contractors' yards, equipment yards and storage yards; and provided further that no junk, dismantled cars or machinery be stacked higher than the fence.

All other open space uses, including drive-in establishments, used and new car lots, parking lots, service stations and all other open sales lots shall be permanently landscaped according to the requirements of sections 27.26A and B of this chapter, and plans as approved by the planning commission. Such landscaping shall be maintained as a condition of establishment and operation of allowed uses.

All of the above stated uses shall comply with these special regulations, or shall be discontinued entirely by the following dates:

1. July 1, 1970, where no structure exists on the subject property.
2. July 1, 1975, where the total assessed value of structures on the subject property does not exceed two thousand five hundred (2500) dollars on that date.
3. July 1, 1987, where the total assessed value of structures on the subject property does not exceed five thousand (5000) dollars on that date.
4. July 1, 1997, as to all such uses.

The regulations set out above are for the purpose of arresting deterioration in the city and to stabilize property values therein.

Sec. 27.28. Nonconforming uses--Structure.

Except as provided in section 27.27 of this chapter, the lawful use of a building existing at the time of the adoption of this chapter may be continued, although such use does not conform to the regulations specified for the district in which the building is located.

Sec. 27.29. Nonconforming uses--Portion of structure.

The nonconforming use of a portion of a building may be extended throughout the building, provided that in each case a use permit shall first be obtained.

Sec. 27.30. Nonconforming uses--Change.

In any district, except the C.B.D. district, the nonconforming use of a building or of a parcel of land may be changed to the use of the same or more restricted nature, provided that in each case a use permit shall first be obtained. The requirements of section 27.26B of this chapter shall apply to the C.B.D. district.

Sec. 27.31. Nonconforming uses--Abandonment.

If the nonconforming use of a building and/or operation within a building ceases for a continuous period of six (6) months, it shall be considered abandoned and shall thereafter be used only in accordance with the regulations for the district in which it is located.

Sec. 27.32. Non-conforming uses--Seventy-five (75) percent damage.

A nonconforming building damaged or destroyed by fire, explosion, earthquake or other act to an extent of more than seventy-five (75) percent of the fair market value thereof, according to a competent appraiser, may be restored only if made to conform to all the regulations of the district in which it is located. Such building may be restored to a total floor area not exceeding that of the former building, if a use permit is first secured in each case where the damage did not exceed seventy-five (75) percent.

Sec. 27.33. Nonconforming uses--Ordinary maintenance.

Ordinary maintenance and repairs may be made to any nonconforming building, providing no structural alterations are made and providing that such work does not exceed fifteen (15) percent of the fair market value in any one (1) year period. A year period shall be January 1 through December 31. Structural alterations may be permitted where the use is to be changed to a use of significantly more restricted nature.

Article VI. Permits, Variances and Amendments.Sec. 27.34. Use permits--Generally.

Use permits, revocable, conditional or valid for a term period may be issued only for any of the uses or purposes for which such permits are required or permitted by the terms of this chapter. Accessory use permits may be issued for periods not exceeding thirty (30) days in conjunction with established uses. Temporary use permits may be granted subject to the limitations set out in section 27.12.

Sec. 27.35. Use permits--Application.

Applications for a use permit shall be made to the planning commission, in writing, on a form prescribed by the commission, and shall be accompanied by plans and elevations necessary to show the detail of the proposed use or building. Such application shall be accompanied by a fee of seventy-five (75) dollars.

Sec. 27.36. Use permits--Notice.

Notice of such hearing shall be posted on the property involved or adjacent thereto, at least five (5) days prior to such hearing. Not less than five (5) days prior to such hearing there shall be mailed, postage prepaid, a notice of the time and place of such hearing to all persons whose names and addresses appear on the latest adopted tax roll of the county within which the property concerned is located, or as known to the city clerk as owning property within a distance of not less than three hundred (300) feet from the exterior boundaries of the area actually occupied, or to be occupied by the use which is the

subject of the hearing or in place of mailing notice the planning commission may, if it deems it to be in the best interest of the city, give notice by at least one publication in a newspaper of general circulation within the city at least ten (10) days prior to such hearing.

Sec. 27.37. Use permits--Action by planning commission.

In order to grant any use permit the findings of the planning commission shall be that the establishment, maintenance or operation of the use or building applied for will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use, or be injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the city.

Sec. 27.38. Use permits--Conditions.

The planning commission may impose such conditions, in connection with the use permit as it deems necessary to secure the purposes of this chapter, and may require guarantees and evidence that such conditions are being, or will be complied with. The decision of the planning commission shall be final except in the event of an appeal as hereinafter provided.

Sec. 27.39. Use permits--Appeal.

A. In case the applicant or any interested party is not satisfied with the action of the planning commission, he may within fifteen (15) days appeal in writing to the city council; said appeal shall be accompanied by a fee of twenty (20) dollars.

B. The city council shall set date for public hearing and shall post notices as set forth in section 27.36. Notice shall also be given to the planning commission of such appeal and the planning commission shall submit a report to the city council, setting forth the reasons for the action taken by the planning commission, and may be represented at the hearing.

C. The city council shall render its decision within ninety (90) days after the filing of such appeal.

Sec. 27.40. Use permits--Building permit.

No building permit shall be issued in any case where a use permit is required by the terms of this chapter until fifteen (15) days after the granting of such use permit by the planning commission, or after granting of such use permit by the city council in the event of appeal and then only in accordance with the terms and conditions of the use permit granted.

Sec. 27.41. Variance--Generally.

Variances from the terms of the Zoning Ordinance shall be granted only when, because of special circumstances applicable to the property, including size, shape, topography, location or surroundings, the strict application of the Zoning Ordinance deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification.

Any variance granted shall be subject to such conditions as will assure that the adjustment thereby authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is situated.

A variance shall not be granted for a parcel of property which authorizes a use or activity which is not otherwise expressly authorized by the zone regulation governing the parcel of property. This procedure may not be used to change the use of land. The granting of any variance when conforming to the provisions of this chapter is hereby declared to be an administrative function of the planning commission and shall be final and conclusive except in the event of appeal.

Sec. 27.42. Variance--Application.

Application for variance shall be made in writing on a form prescribed by the planning commission and shall be accompanied by a fee of seventy-five (75) dollars and statement, plans and evidence showing:

A. That there are exceptional or extraordinary circumstances or conditions applying to the land, building or use referred to in the application, which circumstances or conditions do not apply generally to land, building and/or uses in the same district.

B. That the granting of the application is necessary for the preservation and enjoyment of substantial property rights of the petitioner.

C. That the granting of such application will not, under the circumstances of the particular case, materially affect adversely the health or safety of persons residing or working in the neighborhood of the property of the applicant and will not, under the circumstances of the particular case, be materially detrimental to the public welfare or injurious to property or improvements in said neighborhood.

Sec. 27.43. Variance--Public hearing.

A public hearing shall be held within forty-five (45) days after filing of application. Notice of said hearing shall be given as prescribed in section 27.36 herein.

Sec. 27.44. Variance--Action by planning commission.

After the conclusion of the public hearing, the planning commission shall make a written finding of facts, showing whether the qualifications under section 27.42 apply to the land, building or use for which variance is sought, and whether such variance shall be in harmony with the general purpose of this chapter. Such written findings of facts shall be final and conclusive except in the event of an appeal as hereafter provided.

Sec. 27.45. Variance--Appeal.

A. In case the applicant or any interested party is not satisfied with the action of the city planning commission, he may within fifteen (15) days appeal to the city council in writing; said appeal shall be accompanied by a fee of twenty (20) dollars.

B. Notice shall also be given to the planning commission, which shall submit a report to the city council, setting forth reasons for the action taken by the commission.

C. The city council shall render its decision within ninety (90) days after filing of any appeal and shall make the findings set forth in section 27.42 herein in the event that any variance is granted.

D. The city council may designate such conditions in connection with the variance as it deems necessary to secure the purposes of this chapter, and may require such guarantees and evidence that such conditions are being, or will be complied with.

E. No building permit shall be issued until fifteen (15) days after granting of the variance by the planning commission or in the event of an appeal until the variance is granted by the city council.

Sec. 27.46. Planning commission to interpret provisions.

The planning commission shall have the power to hear and decide appeals based on the enforcement or interpretation of the provisions of this chapter.

Sec. 27.47. Appeal.

A. In case an applicant is not satisfied with the action of the planning commission on his appeal, he may within fifteen (15) days appeal in writing to the city council.

B. Notice shall be given to the planning commission of such appeal and a report shall be submitted by the planning commission to the city council, setting forth the reasons for action taken by the commission, or shall be represented at the council meeting.

C. The city council shall render its decision within thirty (30) days after the filing of such appeal.

Sec. 27.48. ~~Revocation of permit or variance.~~

A M E N D E D

BY ORD. 1261

A. ~~Any use permit or variance granted in accordance with the terms of this chapter shall be automatically revoked and void if not used within six (6) months from date of approval.~~

B. Any use permit or variance granted in accordance with the terms of this chapter may be revoked if any of the conditions or terms of such permit or variance are violated, or if any law or chapter is violated in connection therewith.

Sec. 27.49. Hearing.

The planning commission shall hold a hearing on any proposed revocation after giving written notice to the permittee at least ten (10) days prior to the hearing and shall submit its recommendations to the city council. The city council shall act thereon within thirty (30) days after receipt of the recommendations of the planning commission.

Sec. 27.50. Amendments--Generally.

This chapter may be amended by changing the boundaries of districts, or by changing any other provision thereof whenever the public necessity and convenience and the general welfare require such amendment by following the procedure of this chapter.

Sec. 27.51. Amendments--Initiation.

An amendment may be initiated by:

A. The verified petition of one or more owners of property affected by the proposed amendment, which petition shall be filed with the planning commission and shall be accompanied by a fee of one hundred fifty (150) dollars, or

B. Resolution of intention of the city council or by

C. Resolution of intention of the city planning commission.

Sec. 27.52. Amendments--Public hearing.

The planning commission shall hold one (1) public hearing on any proposed amendment and shall give notice thereof by at least one (1) publication in a newspaper of general circulation within the city at least ten (10) days prior to such hearing.

Sec. 27.53. Amendments--Notice.

A. In case the proposed amendment consists of a change of the boundaries of any district so as to reclassify property from any district to any other district, the planning commission shall give additional notice of the time and place of such hearing and of the purpose thereof by mailing postage prepaid a notice not less than five (5) days prior to the date of the first of such hearings to the owners of all such property to be reclassified and to the owners of property within a radius of three hundred (300) feet of the exterior boundaries of the property to be changed, using for this purpose the last known name and address of such owners as shown upon the assessment roll of this county, or as known to the city clerk.

B. Such notice shall contain a statement setting forth a general description of the property involved in the proposed change of district, the time and place at which the public hearing on the proposed change will be held, and any other information which the planning commission may deem to be necessary.

Sec. 27.54. Amendments--Action by planning commission.

Following the aforesaid hearing the planning commission shall make a report of its findings and recommendations with respect to the proposed amendment, and shall file with the city council an attested copy of such report within ninety (90) days after the notice of the first of said hearings; provided that such time limit may be extended upon the mutual agreement of the parties having an interest in the proceedings.

Sec. 27.55. Amendments--Action by city council.

A. Upon receipt of the recommendation of the planning commission, the city council shall hold a public hearing; provided, however, that if the matter under consideration is an amendment to a zoning ordinance to change property from one zone to another, and the planning commission has recommended against the adoption of such amendment, the city council shall not be required to take any further action thereon unless otherwise provided by ordinance, or unless an interested party shall request such a hearing by filing a written request with the clerk of the city council within fifteen (15) days after action by the planning commission.

B. The decision of the city council shall be rendered within sixty (60) days after the receipt of a report and recommendations from the planning commission.

C. The building official shall not issue any building permit for the construction of any building, structure, facility or alteration, the construction of which, or the proposed use of which would constitute a violation of this chapter.

Sec. 27.55A. Fee schedule.

Architectural and site plan review.....	\$ 15
Use permit	75
Variance	75
Reclassification	150
P-D amendments	200

For sites less than one acre in size: permanent or temporary signs in any P-D zone, and amendments for uses not requiring architectural services.

P-D amendments	500
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One acre parcel or greater where architectural services are required.

Condominium permits: New construction and conversion.

For sites less than one acre in size.....	200
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For sites one acre or greater	500
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Article VII. Definitions.

Sec. 27.56. Definitions.

For the purpose of this chapter certain terms used herein are defined as follows:

(1) "Alley." Any public thoroughfare which affords only a secondary means of access to abutting property.

(2) "Automobile court" or "motel." A group of two (2) or more detached or semi-detached buildings, containing guest rooms or apartments with automobile storage space serving such rooms or apartments provided in connection therewith, which group is designed and used primarily for the accommodation of transient automobile travelers.

(2.1) "Automobile service station." A retail business establishment limited to the sale of motor fuels and supplying goods and services generally required in the operation and maintenance of automotive vehicles. These may include sale of petroleum products; sale and servicing of tires, batteries, automotive accessories and replacement items; washing and lubrication services;

the performance of minor automotive maintenance and repair; and the supplying of other incidental services and products. Major automotive repairs, painting and body and fender work are excluded except where such uses are otherwise permitted in the district. "Service station" as used herein does not include chain, automatic or coin-operated wash racks.

(2.2) "Automotive repairs, major." Major repairs to any motor vehicle including the dismantling of an engine by removal of the head or pistons; the removal of the transmission, rear end or major assembly of any motor vehicle.

(3) "Boarding house." A dwelling other than a hotel where lodging and meals for three (3) or more persons is provided for compensation.

(4) "Building." Any structure having a roof supported by columns or by walls and designed for the shelter or housing of any person, animal or chattel.

(5) "Building, accessory." A subordinate building, the use of which is incidental to that of the main building on the same lot and/or building site.

(6) "Building, main." A building in which is conducted the principal use of the lot and/or building site on which it is situated. A parking structure under a building shall be considered part of the main building.

(7) "Building site." A lot or parcel of land, in single or joint ownership, and occupied or to be occupied by a main building and accessory buildings, or by a dwelling group and its accessory buildings, or by any use permitted herein, together with such open spaces as required by the terms of this chapter and having its principal frontage on a street, road or highway.

(8) "Business, retail." The retail sale of any articles, substance, or commodity for profit or livelihood, conducted within a building but not including the sale of lumber or other building materials, or the sale of used or second-hand goods or materials of any kind.

(9) "Business, wholesale." The wholesale handling of any article, substance or commodity for the profit or livelihood, but not including the handling of lumber or other building materials or the open storage or sale of any material or commodity, and not including the processing or manufacture of any product or substance.

(9.1) "Clinic." A group of two or more persons of the medical or dental profession providing outpatient services.

(10) "Combining district." Any district which can be combined with another district herein for the purpose of adding additional special regulations, i.e., "-P" combined with "C-2" (C-2-P) adds the additional requirement of off-street parking.

(10.1) "Community apartment." A development in which an undivided interest in the land is coupled with the right of exclusive occupancy of any apartment located thereon. For all purposes of the San Bruno Municipal Code, community apartment will be subject to the same restrictions, conditions, and taxes as condominiums.

(10.2) "Condominium." An estate in real property consisting of an undivided interest in common in a portion of a parcel of real property together with a separate interest in space in a residential, industrial or commercial building on such real property such as an apartment, office or store. A condominium may include, in addition, a separate interest in other portions of real property. Such separate interest may, with respect to the duration of its enjoyment, be either (1) an estate of inheritance or perpetual estate, (2) an estate for life, (3) an estate for years, such as a leasehold or subleasehold, or (4) a right of use. Condominiums shall include townhouses.

(10.3) "Condominium conversion." The development of land and attached structures as a condominium project, regardless of the present or prior use of such land and structures, and regardless of whether substantial improvements have been made to such structures.

(10.4) "Condominium project." The entire parcel, or portion thereof, of real property, including all structures thereon, subdivided or to be subdivided, for the purpose of constructing or converting existing structures to condominium units.

(10.5) "Convalescent hospital." Convalescent hospital shall mean an institution offering or providing lodging, meals, nursing, dietary or other personal services to convalescents, invalids or aged persons but does not include surgery or the care of persons with contagious or communicable diseases. Convalescent hospital includes sanitorium or sanitarium. Convalescent hospitals shall have a minimum of a registered nurse on duty at all times.

(11) "Crop and tree farming." The raising of, but not the sale on the premises of any form of vegetation for profit.

(12) "District." A portion of the city within which certain uses of land and buildings are permitted or prohibited and within which certain yards and other open spaces are required and certain height limits are established for buildings, all as set forth and specified in this chapter.

(13) "Dwelling, single family." A building designed for, or used to house not more than one (1) family, including all necessary employees of such family.

(14) "Dwelling, two family or duplex." A building containing not more than two kitchens designed and/or used to house not more than two (2) families, living independently of each other, including all necessary employees of each such family.

(15) "Dwelling, multiple." A building or portion thereof, used and designed as residence for three (3) or more families living independently of each other and doing their own cooking in said building, including apartment houses, apartment hotels and flats, but not including automobile courts or boarding houses.

(15.1) "Dwelling, condominium." A building or portion thereof designed and used exclusively for residential occupancy, including one-family and multiple dwellings, but not including hotels and boarding houses.

(16) "Dwelling groups." A group of two (2) or more detached or semi-detached, 1-family, 2-family, or multiple dwellings occupying a parcel of land in one ownership and having any yard or court in common, but not including automobile courts.

(17) "Family." One (1) or more persons occupying a premises and living as a single housekeeping unit as distinguished from a group occupying a motel, club, fraternity or sorority house. A family shall be deemed to include necessary servants.

(17.1) "Fortune telling." Fortune-telling is the business or practice of foretelling events in other people's lives. For purpose of this ordinance, the term fortune-telling shall apply also to other like practices such as phrenology, life reading, cartomancy, clairvoyance, clairsaudience, crystal gazing, hypnotism, mediumship, prophecy, augury, divination, magic or necromancy.

(18) "Guest house." An accessory building with no cooking facilities, designed and/or used for overnight occupancy only and not as a living unit.

(19) "Garage" or "carport." An accessible and usable covered space of not less than ten (10) by twenty-two (22) feet for storage of automobiles for all single family dwellings, nor less than ten (10) by twenty (20) feet for storage of automobiles in all duplex and multi-family dwellings. Such garage or carport to be so located on the lot so as to meet the requirements of this chapter for an accessory building, or if attached to the main building, to meet all the requirements of the main building.

(20) "Garage space." An accessible and usable covered space of not less than ten (10) by twenty-two (22) feet for storage of automobiles for all single family residences, nor less than ten (10) by twenty (20) feet for storage of automobiles for all duplex and multiple family dwellings, for the parking of automobiles off the street, such space to be so located on the lot so as to meet the requirements of an accessory building.

(20.1) "Garage, subterranean." A structure wholly or partly underground, no portion of which is more than half of the distance above the average level of the adjoining ground, except for openings for ingress and egress.

(21) "Height of buildings." The vertical distance from the average level of the highest and lowest point of that portion of the lot covered by the building to the topmost point of the roof.

(22) "Home occupation." An occupation carried on by the occupants of a dwelling as an accessory use in connection with which there is no display, no stock in trade, no persons employed and no vehicle or mechanical equipment, used or stored, except for that normally associated with a single family residence. For guidance, the following uses are home occupations: Insurance salesman, knitting, making of clothing, dance or music instructions, for not more than five (5) pupils. The following uses are considered as businesses or professions and are not home occupations: electrician, plumber, repair or fixit shop, storage of not more than one commercial vehicle, commercial photographer.

(22.1) "Hospital." An institution providing physical or mental health services, inpatient or overnight accommodations, and medical or surgical care of the sick or injured including full-time medical supervision of the institution. Such hospital shall be approved by the American Hospital Association.

(23) "Hotel." Any building or portion thereof containing six (6) or more guest rooms used, designed or intended to be used, let, or hired out to be occupied, or which are occupied by six (6) or more individuals for compensation, whether the compensation for hire be paid directly or indirectly.

(24) "Junk yard." The use of more than one hundred (100) square feet of the area of any lot for any scrap materials or for the dismantling or "wrecking" of automobiles or other vehicles, or machinery, whether for sale or storage.

(25) "Key lot." The first lot to the rear of a corner lot, the front line of which is a continuation of the side line of the corner lot, and fronting on the street which intersects the street upon which the corner lot fronts.

(25.1) "Landscaping." Living vegetation, planted in the ground, except in those areas where otherwise allowed by the planning commission.

(26) "Lot." See building site.

(27) "Nonconforming use." A use that does not conform to the regulations for the district in which it is situated.

(27.1) "Open space." Any public, quasi public, or private lands or areas devoted to passive or active recreation or any zoning, to recreation, agricultural, common area, or other agreed upon use other than a building site or sites, not including parking areas or driveways.

(28) "Parking space." An accessible and usable space on the building site of not less than the minimum standards set out in section 27.26C of this chapter.

(29) "Professional office." An office of the conduct of any one of the following uses: Accountant, advertising agency, architect, attorney, chiropractor, civil engineer or surveyor's drafting office, collection agency, dentist, insurance office, photographer, private detective, real estate office, social worker, or similar use; but not the following uses: Barber shop, beauty parlor, contractor, pest control, pharmacy, veterinary.

(29.1) "Rest home." A home offering or providing lodging, meals, nursing, dietary or other personal services to convalescents, invalids or aged persons but does not include surgery or the care of persons with contagious or communicable diseases. Rest home includes home for the aged.

(30) "Rooming house." See "boarding house."

(31) "Setback, front." A clear distance from the front of any lot within which no building or structure may be permitted except as provided in article V herein.

(32) "Setback, rear." A clear distance from the rear of any lot within which no building or structure may be permitted except as provided in article V herein.

(33) "Setback, side." A clear distance from the side of any lot within which no building or structure may be permitted except as provided in article V herein.

(34) "Side and front of corner lots." For the purpose of this chapter the narrowest frontage of a corner lot facing the street is the front, and the longest frontage facing the intersecting street is the side irrespective of the direction in which the dwelling faces.

(35) "Street." A public thoroughfare accepted by the City of San Bruno, which affords principal means of access to abutting property, including avenue, place, way, drive, lane, boulevard, highway, road and any other thoroughfare except an alley as defined herein.

(36) "Street line." The boundary between a street and private property.

(37) "Structure." Anything constructed or erected, the use of which requires location on the ground or attachment to something having location on the ground.

(38) "Structural alterations." Any change in the supporting members of a building, such as bearing walls, columns, beams or girders.

(39) "Use." The purpose for which land or premises of a building thereon is designed, arranged, or intended or for which it is, or may be occupied or maintained.

(40) "Use, accessory." A use incidental and accessory to the principal use of a lot or a building located on the same lot.

(41) "Yard." A required open space, other than a garage space, which open space is unoccupied and unobstructed from the ground upward, except by eaves or uncovered porches. Further, said yard shall not have a slope of more than five (5) percent.

In land zoned R-2, R-3 or R-4, said yard shall include an area developed for recreational purposes consisting of the larger of: either three hundred fifty (350) square feet, or five (5) percent of the gross land area. Said yard shall have a minimum dimension of ten (10) feet.

Article VIII. Interpretation.

Sec. 27.57. Interpretation.

When interpreting and applying the provisions of this chapter, they shall be held to be the minimum requirements adopted for the promotion of the public health, safety, comfort, convenience and general welfare. Except as specifically herein provided, it is not intended by the adoption of this chapter to repeal, abrogate, annul, or in any way to impair or interfere with any existing provisions of law or ordinance, or any rules, regulations or permits previously adopted or issued, or which shall be adopted or issued pursuant to law relating to the erection, construction, establishment, moving, alteration or enlargement of any building or improvement. It is not intended by this chapter to interfere with or abrogate or annul any easement, covenant or other agreement between parties. However, in cases in which this chapter imposes a greater restriction upon the erection, construction, establishment, moving, alteration or enlargement of buildings, or the use of any building or premises in any districts than is imposed or required by such existing provisions of law or ordinance, or by covenants or agreements, then in such case the provisions of this chapter shall control.

Article IX. Enforcement, Penalties and Legal Procedure.

Sec. 27.58. Enforcement.

All departments, officials and public employees of the City of San Bruno, vested with the duty or authority to issue permits or licenses shall conform to the provisions of this chapter; and shall issue no permit or license for uses, buildings or purposes in conflict with the provisions of this chapter; and any such permit or license issued in conflict with the provisions of this chapter shall be null and void. It shall be the duty of the building inspector of the City of San Bruno to enforce the provisions of this chapter pertaining to the erection, construction, reconstruction, moving, conversion, alteration or addition to any building or structure.

Sec. 27.59. Penalties.

Any person, firm, or corporation, whether as principal, agent, employee or otherwise, violating or causing the violation of any of the provisions of this chapter, shall be guilty of a misdemeanor and upon conviction thereof, shall be punishable by a fine of not more than five hundred (500) dollars or by imprisonment in the city jail of the City of San Bruno or county jail of the County of San Mateo for a term not exceeding one hundred eighty (180) days, or by both such fine and imprisonment. Such person, firm or corporation shall be deemed to be guilty of a separate offense for each and every day during any portion of which any violation of this chapter is committed or continued by such person, firm or corporation, and shall be punishable as herein provided.

Sec. 27.60. Violations--Public nuisance.

Any building or structure set up, erected, constructed, altered, enlarged, converted, moved or maintained contrary to the provisions of this chapter, and any use of any land, building or premises established, conducted, operated or maintained contrary to the provisions of this chapter shall be, and the same is hereby declared to be unlawful and a public nuisance, and the city attorney of said city shall, upon order of the city council, immediately commence action or proceedings for the abatement and removal and enjoinder thereof in the manner prescribed by law, and shall take such other steps and shall apply to such courts as may have jurisdiction to grant such relief as will abate and remove such building or structure, and restrain and enjoin any person, firm or corporation from setting up, erecting, building, maintaining or using any such building contrary to the provisions of this chapter.

The remedies provided for herein shall be cumulative and not exclusive.

Article X. Severability.Sec. 27.61. Severability.

If any section, subsection, sentence, clause or phrase of this chapter is for any reason held by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remaining portions of the chapter. The city council hereby declares that it would have passed this chapter and each section, subsection, sentence, clause and phrase hereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared invalid.

Section 3. The city clerk is hereby directed to cause this ordinance to be published once in the San Bruno Herald, a newspaper of general circulation, printed, established and circulated in the City of San Bruno and hereby designated for the purpose.

/s/ DONALD RISSO,
Mayor

ATTEST:

/s/ CARL W. HULTBERG,
City Clerk

I hereby certify that the foregoing Ordinance No. 1018 was duly and regularly passed and adopted by the City Council of the City of San Bruno at a regular meeting held the 13th day of December, 1961 by the following vote, to wit:

AYES:	Councilmen: Beckner, Hamilton, Price and Risso
NOES:	Councilmen: None
ABSENT:	Councilmen: Fisher

/s/ CARL W. HULTBERG
City Clerk

1. The first part of the document discusses the importance of maintaining accurate records of all transactions and activities. It emphasizes that this is essential for ensuring transparency and accountability in the organization's operations.

2. The second part outlines the various methods and tools used to collect and analyze data. It mentions the use of surveys, interviews, and focus groups to gather information from stakeholders. Additionally, it discusses the application of statistical analysis to identify trends and patterns in the data.

3. The third part describes the process of interpreting the results of the data analysis. It highlights the need to consider the context of the data and to be cautious about drawing conclusions based solely on the numbers. It also mentions the importance of communicating the findings in a clear and concise manner to the relevant stakeholders.

4. The fourth part discusses the implications of the findings for the organization's strategy and operations. It suggests that the data can be used to identify areas for improvement and to develop new initiatives that better align with the organization's goals and objectives.

5. The fifth part concludes the document by summarizing the key points and reiterating the importance of ongoing monitoring and evaluation. It encourages the organization to continue to refine its processes and to seek feedback from its stakeholders to ensure that it remains effective and responsive to its environment.

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LAND USE PLAN

CITY OF
SAN BRUNO
CALIFORNIA



JAN. 1967

EXHIBIT "A"
Ordinance No. 1103
Adopted
March 27, 1967



LEGEND

PLANNED DEVELOPMENT

RESIDENTIAL	DWELLING UNITS PER ACRE
Low Density	5
Medium Density	14
Medium High Density	20
High Density and Office	30

COMMERCIAL

Neighborhood
Central
Regional

INDUSTRIAL

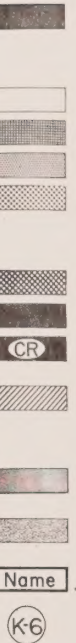
INDUSTRIAL - ADMINISTRATIVE -
RESEARCH

PARKS

PUBLIC

PROPOSED ELEMENTARY SCHOOL

AREA I
REGIONAL COMMERCIAL
LIGHT INDUSTRY
ADMINISTRATIVE-RESEARCH
AREA II
HIGH DENSITY RESIDENTIAL
ADMINISTRATIVE-RESEARCH
AREA III
REGIONAL COMMERCIAL
HIGH DENSITY RESIDENTIAL
ADMINISTRATIVE-RESEARCH



PUBLIC NOTICE

ORDINANCE NO.1261
(Zoning Ordinance No. 119)
AN ORDINANCE AMENDING CERTAIN
SECTIONS OF CHAPTER 27 OF THE
CITY CODE OF THE CITY OF
SAN BRUNO

The City Council of the City of San Bruno does ordain as follows:

Section 1. Section 27.7.14(e), 27.7.14(b), 27.7.15(n), 27.7.15(p), and 27.7.20(f) of Article IV of Chapter 27 of the City Code of the City of San Bruno, known as the Zoning Ordinance of the City of San Bruno, adopted by the City Council of the City of San Bruno on the 11th day of April, 1966, as revised, are hereby amended to read as follows:

"Article IV. Regulations
Section 27.7.14(e). Development Schedule.

An application for any use in the C-C district shall be accompanied by a development schedule indicating to the best of the applicant's knowledge, the approximate date on which construction of the project can be expected to begin, the anticipated rate of development, and the expected completion date. The development schedule, if approved by the Planning Commission, shall become a part of the development plan and shall be adhered to by the owner of the property in the C-C district, and any successors in interest. No building permit shall be issued for any use permitted in this district unless an overall development schedule has been approved. In cases where both a development schedule and a use permit are required and approved, the provisions of the development schedule shall control the timing of the development and the provisions for time limits on use permits as specified in Section 27.48 of this ordinance shall not apply.

Upon a written request by the property owner and for good cause shown by the property owner, the Planning Commission may extend the limits imposed by the development schedule. The request for an extension of time shall be subject to the same approval procedure as was required for the initial approval of the project.

If, in the opinion of the Planning Commission, the owner or owners of property in the C-C district are failing or have failed to meet the approved schedule, the Commission may initiate proceedings for revocation of the development schedule under the hearing procedure established in Section 27.49 of the ordinance."

"Section 27.7.15(b). Uses Permitted.

Residential uses, retail com-

PUBLIC NOTICE

mercial and service uses, industrial or research and development uses, and other uses consistent with the purposes of this district shall be permitted provided such uses are shown on the development plan for the particular P-D district as approved by the Planning Commission and City Council."

"Section 27.7.15(n). Development Schedule.

A. Any application for a development in a P-D district shall be accompanied by a development schedule indicating to the best of the applicant's knowledge the approximate date on which construction of the project can be expected to begin, the anticipated rate of development, and the expected completion date. The development schedule, if approved by the Planning Commission and City Council, shall become a part of the development plan and shall be adhered to by the owner of the property in the P-D district, and any successors in interest. No building permit shall be issued for any use permitted in this district unless an overall development schedule has been approved.

B. Upon written request by the property owner and for good cause shown by the property owner, the Planning Commission may recommend that the City Council extend the limits imposed by the development schedule. The request for an extension of time shall be subject to the amendment procedure of this ordinance.

C. If, in the opinion of the Planning Commission, the owner or owners of the property in the P-D district are failing or have failed to meet the approved schedule, the Commission may initiate proceedings under the amendment procedure of this ordinance to remove the P-D district from the zoning map and recommend appropriate action to the City Council."

"Section 27.7.15(p). Changes to Approved Plans.

Once a planned development is completed in accord with the development plan, only subsequent changes or modifications in the use of the structure(s) shall be subject to the amendment procedures of this ordinance."

"Section 27.7.20(f). Development Schedule.

An application for any use in the C-O district shall be accompanied by a development schedule indicating to the best of the applicant's knowledge, the approximate date on which construction of the project can be expected to begin, the anticipated rate of development, and the expected completion date. The development schedule, if approved

PUBLIC NOTICE

by the Planning Commission, shall become a part of the development plan and shall be adhered to by the owner of the property in the C-O district, and any successors in interest. No building permit shall be issued for any use permitted in this district unless an overall development schedule has been approved. In cases where both a development schedule and a use permit are required and approved, the provisions of the development schedule shall control the timing of the development and the provisions for time limits on use permits as specified in Section 27.48 of this ordinance shall not apply.

Upon a written request by the property owner and for good cause shown by the property owner, the Planning Commission may extend the limits imposed by the development schedule. The request for an extension of time shall be subject to the same approval procedure as was required for the initial approval of the project.

If, in the opinion of the Planning Commission, the owner or owners of property in the C-O district are failing or have failed to meet the approved schedule, the Commission may initiate proceedings for revocation of the development schedule under the hearing procedure established in Section 27.49 of the ordinance."

Section 2. Sections 27.7.14(m) and 27.7.15(c) of Article IV of Chapter 27 of the City Code of the City of San Bruno, known as the Zoning Ordinance of the City of San Bruno, adopted by the City Council of the City of San Bruno on the 11th day of April, 1966, as revised, are amended by deleting said sections in their entirety.

Section 3. Section 27.12 of Article V of Chapter 27 of the City Code of the City of San Bruno, known as the Zoning Ordinance of the City of San Bruno, adopted by the City Council of the City of San Bruno on the 11th day of April, 1966, as revised, is hereby amended to read as follows:

"Article V. General Provisions and Exceptions.

Section 27.12. Temporary Use Permits.

The Planning Commission may allow temporary use permits for a period of six months for uses not specifically set out in this chapter. The Planning Commission may approve accessory uses, which are not specifically set out in this chapter but which are in conjunction with legally established uses, for periods not exceeding thirty (30) days."

Section 4. Section 27.48 of Article VI of Chapter 27 of the City Code of

PUBLIC NOTICE

the City of San Bruno, known as the Zoning Ordinance of the City of San Bruno, adopted by the City Council of the City of San Bruno on the 11th day of April, 1966, as revised, is hereby amended to read as follows:

"Article VI. Permits, Variances and Amendments.

Section 27.48. Revocation of Permit or Variance.

A. Any use permit or variance granted in accordance with the terms of this chapter shall be automatically revoked and void if not used within one (1) year from date of approval. Upon written request by the property owner and for good cause shown by the property owner, the Planning Commission may extend the time limits on a use permit or a variance. The request for an extension of time shall be subject to the same approval procedure as was required for the initial approval of the project."

Section 5. The City Clerk is hereby directed to cause this ordinance to be published once in the San Bruno Herald, a newspaper of general circulation, printed, established and circulated in the City of San Bruno and hereby designated for the purpose.

Section 6. This Ordinance shall be known as Zoning Ordinance No. 119.

Section 7. If any section, subsection, clause or phrase of this ordinance is for any reason held by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remaining portions of the ordinance. The City Council hereby declares that it would have passed this ordinance and each section, subsection, sentence, clause or phrase hereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared invalid.

MARGARET KOZKOWSKI,
Mayor.

ATTEST:
TERRI RASMUSSEN,
City Clerk.

—O—

I hereby certify that the foregoing Ordinance No. 1261 was duly and regularly passed and adopted by the City Council of the City of San Bruno at a regular meeting thereof held on the 26th day of April, 1976, by the following vote.

AYES: Councilmen Barnard, Governale, Griffith, Mondfrans, Kozkowski.

NOES: Councilmen None.

ABSENT: Councilmen None.

TERRI RASMUSSEN,
City Clerk.

Published in the San Bruno Herald May 5, 1976.

PUBLIC NOTICE

ORDINANCE NO. 1256

(Zoning Ordinance No. 116)

AN ORDINANCE AMENDING
SECTION 27.7.16(c) OF CHAPTER
27 OF THE CITY CODE OF
THE CITY OF SAN BRUNO

The City Council of the City of San Bruno does ordain as follows:

Section 1. Section 27.7.16(c) of Chapter 27 of the City Code of the City of San Bruno is hereby amended by deleting from subsection 6 the words "if located on second floor or above."

Section 2. This ordinance shall be known as "Zoning Ordinance No. 116."

Section 3. The City Clerk is hereby directed to cause this ordinance to be published once in the San Bruno Herald, a newspaper of general circulation, printed, established and circulated in the City of San Bruno and hereby designated for the purpose.

JOHN BARNARD
Mayor

Attest:

JANET A. AKI

Deputy City Clerk

—O—

I hereby certify that the foregoing Ordinance No. 1256 was duly passed and adopted by the City Council of the City of San Bruno at a regular meeting thereof held on the 9th day of February, 1976, by the following vote:

AYES: Councilmen Governale, Griffith, Kozkowski, Mondfrans, Barnard.

NOES: Councilmen None.

ABSENT: Councilmen None.

JANET A. AKI
Deputy City Clerk

Published in the San Bruno Herald February 18, 1976.

THE HISTORY OF THE

REIGN OF

CHARLES THE FIRST

BY JOHN BURNET

OF THE UNIVERSITY OF OXFORD

IN TWO VOLUMES

LONDON, Printed by J. Streater, at the

Sign of the Gun, in St. Dunstons Church-yard

1679.

THE SECOND VOLUME

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1679.

PUBLIC NOTICE

ORDINANCE NO. 1255 (ZONING Ordinance No. 115) AN ORDINANCE AMENDING ARTICLE III AND ARTICLE IV OF CHAPTER 27 OF THE CITY CODE OF THE CITY OF SAN BRUNO

The City Council of the City of San Bruno does ordain as follows:

Section 1. Section 27.5 of Article III of Chapter 27 of the City Code of the City of San Bruno, known as the Zoning Ordinance of the City of San Bruno, originally adopted by the City Council of the City of San Bruno on the 11th day of April, 1966, as amended, is hereby amended by adding the following:

"U. Professional and administrative district or P-A district."

Section 2. Article IV of Chapter 27 of the City Code of the City of San Bruno, known as the Zoning Ordinance of the City of San Bruno, originally adopted by the City Council of the City of San Bruno on the 11th day of April, 1966, as amended, is hereby amended by adding the following subparagraphs:

"Sec. 27.7.21. P-A District. (Professional and Administrative)

"Sec. 27.7.21 (a.) Purposes:

"1. To reserve appropriately located areas for harmonious transitional uses to serve as buffers between residential districts and commercial districts.

"2. To provide opportunities for professional administrative offices of a semi-commercial character to locate outside of commercial districts.

"3. To provide space for community facilities and institutions which appropriately may be located in professional and administrative office districts.

"4. To protect professional and administrative offices from the noise, disturbance, traffic hazards, safety hazards and other objectionable influences incidental to commercial uses.

"5. To provide opportunities for professional and administrative offices to locate on smaller lots which are outside of commercial districts.

"6. This zone is not intended for individual office developments of over one (1) acre in size.

"Sec. 27.7.21 (b.) Uses permitted:

"1. Professional offices for the following:

Accountants,
Architects, Attorneys,
Bookkeeping service,
Brokers, stocks and bonds,
Chiropractors,
Consulting engineers,
Credit reporting agencies,
Dentists,
Draftsmen,
Insurance agencies and brokers,
Interior decorators and designers
(no sales),
Investigators, Laboratories,

Medical and Dental
Landscape architects,
Notary public,
Optometrists,
Pharmacists,
Physical therapists,
Physicians and surgeons,
Podiatrists,
Psychologists,

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Public stenographers,
Real estate brokers,
Realtors

"2. Any other similar use which the Planning Commission finds not to be inconsistent with the uses set out herein.

"3. Administrative offices.

"4. Incidental and accessory structures located on the same site with and necessary for the operation of a permitted use.

"Sec. 27.7.21 (c.) Uses permitted with a use permit:

"1. The following uses shall be permitted upon the granting of a use permit, in accord with the provisions of this ordinance:

"Public playgrounds, parks, community centers, libraries, museums, police and fire stations, and other public buildings, structures and facilities; churches, parsonages, parish houses, monasteries, convents and other religious institutions; public and private charitable institutions; private non-commercial clubs and lodges.

"2. Public utility and public service pumping stations, power stations, drainage ways and structures, storage tanks and transmission lines found by the City Planning Commission to be necessary for the public health, safety or welfare.

"3. Accessory structures and uses located on the same site as a use that is permitted with a use permit.

"Sec. 27.7.21 (d.) Signs:

"Signs appurtenant to permitted uses and subject to the provisions of the Sign Ordinance.

"Sec. 27.7.21 (e.) Maximum allowable height:

"The maximum building or structural height of all buildings shall be thirty-five (35) feet.

"Sec. 27.7.21 (f.) Minimum building site and lot width:

"1. Minimum building site: Shall be 5,000 square feet for an interior lot and 6,000 square feet for a corner lot.

"2. Minimum lot width: Shall be fifty (50) feet for an interior lot and sixty (60) feet for a corner lot.

"Sec. 27.7.21 (g.) Maximum building site coverage:

"The maximum lot coverage by buildings shall be sixty (60%) percent. Subject to all other requirements herein.

"Sec. 27.7.21 (h.) Minimum yards:

"1. Minimum front setback: Shall be fifteen (15) feet unless otherwise shown on Zoning Map.

"2. Minimum side setback: Shall be ten (10) feet on a street lot line. At an interior lot line the setback shall be 0' unless adjacent to the side of a lot zoned for residential purposes, in which case a five (5) foot setback shall be required.

"3. Minimum rear setback: Shall be 0' unless the rear line abuts the side or rear of a lot, which lot is zoned for residential purposes, in which case a setback of ten (10) feet shall be required.

"Sec. 27.7.21 (i.) Fences and walls:

"Fences and walls are permitted. Such fences and walls shall not exceed six (6) feet in height, and

PUBLIC NOTICE

where the same are located adjacent to access drives entering into any public street or any private street used for vehicular access, the same shall not exceed three (3) feet in height.

"Sec. 27.7.21 (j.) Minimum off-street parking:

"1. The minimum off-street parking shall be as follows:

"Office, one (1) space per two hundred fifty (250) square feet.

"Medical-dental, three (3) spaces per doctor plus two (2) spaces per examining room.

"Other: As specified by the Planning Commission, but in no case shall less than one parking space per 1,000 square feet of gross land area be provided.

"All parking is to be determined from the gross floor area of the building.

"2. The Planning Commission may allow a lesser number of parking spaces or a smaller dimension of spaces if an unusual amount of, or design of, open space, recreation areas, or landscaping is provided.

"Sec. 27.7.21 (k.) Elevations and Site Plans:

"Elevations, site plans, and landscaping plans shall be approved by the Planning Commission. Besides approval of landscaping plans, the Planning Commission shall determine that no less than fifteen (15%) percent of the gross land area is landscaped."

Section 3. This ordinance shall be known as Zoning Ordinance No. 115.

Section 4. The City Clerk shall cause this ordinance to be published once in the San Bruno Herald, a newspaper of general circulation, printed, established and circulated in the City of San Bruno and hereby designated for the purpose.

Section 5. If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remaining portions of the ordinance. The City Council hereby declares that it would have passed this ordinance and each section, subsection, sentence, clause and phrase hereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared invalid.

JOHN BARNARD,
Mayor.

ATTEST: JANET A. AKI,
Deputy City Clerk.

—O—

I hereby certify that the foregoing Ordinance No. 1255 was duly and regularly passed and adopted by the City Council of the City of San Bruno at a regular meeting thereof held on the 24th day of November, 1975, by the following vote:

AYES: Councilmen Governale,
Griffith, Kozkowski, Mondfrans,
Barnard.

NOES: Councilmen None.

ABSENT: Councilmen None.

JANET A. AKI,
Deputy City Clerk.
Published in the San Bruno
Herald Dec. 3, 1975.

PUBLIC NOTICE

ORDINANCE NO. 1251
(Zoning Ordinance No. 114)

AN ORDINANCE AMENDING CERTAIN
SECTION OF CHAPTER 27 OF THE CITY
CODE OF THE CITY OF SAN BRUNO

The City Council of the City of San Bruno does ordain as follows:

Section 1. Section 27.7.13(p) of Chapter 27 of the Code of the City of San Bruno, known as the Zoning Ordinance of the City of San Bruno, adopted by the City Council of the City of San Bruno on the 11th day of April, 1966, as revised, is hereby deleted and Section 27.7.13(p) of said code is hereby amended to read as follows:

"Sec. 27.7.13(p). Criteria:

"Development in this district shall be in accordance with the following criteria:

"A. Minimum land requirements:

"1. An R-M district may be established on a parcel of land which is an area planned for multiple family use and which is suitable for planning and development consistent with this ordinance.

"2. An R-M district may be placed on a parcel of land with an area of no less than twenty-five thousand (25,000) square feet unless contiguous to an R-M zone.

"B. Minimum open space:

"1. Definition: Open space shall be defined as an area unoccupied or unobstructed from the ground up except for landscaping and recreation facilities, not including parking areas or driveways.

"2. Minimum requirements for open space: Fifty percent of the gross land area. If such open space land is one acre or more, such area shall be protected by an open space agreement and zoned 'O' district.

"C. Landscaping plan: Shall include botanical name and size of plants proposed. Type of ground cover shall also be detailed as well as the design of the sprinkler system.

"D. Safety requirements:

"1. All fire emergency access shall be as approved by the fire department. All hydrant locations, alarm systems, standpipes, sprinkler systems, and other fire protection shall be as approved by the fire department. Fire roads on site shall be required to all portions of building site prior to start of construction except for foundations and underground utilities.

"2. All fire hydrants and fire mains are to be in service prior to construction and to be of a type specified by the fire department and spacing shall be a maximum of five hundred (500) feet.

"3. In a building four stories or more where such building reaches 50 feet in height a dry standpipe shall be constructed to within one floor of the highest point for emergency use.

"4. Private roadways and buildings within a development shall not be named after existing streets.

"5. Stop signs shall be installed and

maintained at exits of parking lots into city streets.

"6. On site lighting shall be required on all paths, roadways and parking areas as a safety factor.

"7. Building security shall be installed and maintained in compliance with the City Code.

"8. Lighted street number signs shall be installed in a readily visible location.

"9. Multiple family units shall have directories located inside main entrance.

"10. All points of vehicular access from off-street parking areas and driveways onto public rights-of-way shall be reviewed by the engineering department."

Section 2. Section 27.7.15(q) of Chapter 27 of the Code of the City of San Bruno, known as the Zoning Ordinance of the City of San Bruno, adopted by the City Council of the City of San Bruno on the 11th day of April, 1966, as revised, is hereby deleted and Section 27.7.15(q) of said code is hereby amended to read as follows:

"Sec. 27.7.15(q). Criteria:

"Development in this district shall be in accordance with the following criteria:

"A. Minimum land requirements:

"1. A planned development district may be established on a parcel of land which is suitable for planning and development in a manner consistent with this ordinance.

"2. A planned development district shall include a minimum of five (5) acres of contiguous undeveloped land.

"B. Minimum open space:

"1. Definition: Open space shall be defined as an area unoccupied or unobstructed from the ground up except for landscaping and recreation facilities, not including parking areas or driveways.

"2. Minimum requirement of land area for open space, recreation and landscaped areas:

"a. Residential: Minimum, fifty (50) percent of the gross land area. All areas designated as open space shall be protected by a conservation and open space agreement executed and recorded, and shall be zoned 'O' district.

"b. Commercial and industrial: Twenty-five (25) percent of the gross land area of the development.

"C. Density residential: Maximum density permitted in residential development shall be as follows:

"1. Three stories or less — minimum land area per family unit two thousand (2000) square feet.

"2. Four to six stories — minimum land area per family unit one thousand five hundred (1500) square feet.

"3. Seven stories or more — minimum land area per family unit one thousand two hundred fifty (1250) square feet.

"D. Maximum coverage of building site by buildings, parking areas,

driveways and covered patios:

"1. Residential:

"a. Three stories or less — fifty (50) percent.

"b. Four to six stories — forty (40) percent.

"c. Seven stories or more — thirty-five (35) percent.

"2. Commercial: Forty (40) percent, provided that the gross floor area to land area does not exceed two (2) to one (1) ratio.

"3. Industrial: Fifty (50) percent, provided that the gross floor area to land area does not exceed a four (4) to one (1) ratio.

"E. Minimum distance between main buildings:

"1. Residential:

"a. Three stories or less — thirty (30) feet.

"b. Four to six stories — forty (40) feet.

"c. Seven to nine stories — sixty (60) feet.

"d. Ten or more stories — seventy (70) feet.

"2. Commercial and industrial as approved by the planning commission:

"a. Loading docks and vehicles using said docks shall not interfere with traffic flow.

"F. Changes in development plans: Any changes in approved development plans which exceed the following criteria shall be considered the same as changes in the zoning map.

"1. Over ten (10) percent change in height.

"2. Ten feet or more change in location of structures in any direction.

"3. Fifteen percent more or less change in bulk of structures.

"4. Any change in shape or bulk of building including but not limited to change from rectangle to square or vice versa; from 'T' or 'L' to square or rectangular; from curved to any other form.

"G. Design: Changes in design shall be considered the same as changes in the zoning map when there is a proposed change in style, i.e., Spanish to modern or contemporary.

"H. Landscaping plan: Shall include botanical name and size of plants proposed and type of ground cover proposed in any landscaped areas as well as proposed sprinkler system.

"I. Safety:

"1. All emergency access shall be as approved by the fire department; all hydrants, alarm system, standpipes, sprinkler systems and other fire protection devices shall be approved by the fire department. Fire roads on site shall be required to all portions of the building site prior to construction except for foundations and underground utilities.

"2. All fire hydrants and fire mains are to be in service prior to construction and are to be of a type specified

by the fire department and spacing shall be a maximum of five hundred (500) feet.

"3. In a building four stories or more when such building reaches fifty (50) feet in height a dry standpipe shall be constructed to within one (1) floor of the highest point for emergency use.

"4. Private roadways and buildings within a development shall not be named after existing streets.

"5. Stop signs shall be installed and maintained at exits of parking lots into city streets.

"6. On site lighting shall be required on all paths, roadways and parking areas as a safety factor.

"7. Building security shall be installed and maintained in compliance with the City Code.

"8. Lighted street number signs shall be installed in readily visible locations.

"9. Multiple family units shall have directories located inside main entrance.

"10. All points of vehicular access from off-street parking areas and driveways onto public rights-of-way shall be reviewed by the engineering department."

Section 3. The City Clerk is hereby directed to cause this ordinance to be published once in the San Bruno Herald, a newspaper of general circulation, printed, established and circulated in the City of San Bruno and hereby designated for the purpose.

Section 4. This Ordinance shall be known as Zoning Ordinance No. 114.

Section 5. If any section, subsection, clause or phrase of this ordinance is for any reason held by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remaining portions of the ordinance. The City Council hereby declares that it would have passed this ordinance and each section, subsection, sentence, clause or phrase hereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared invalid.

JOHN BARNARD,
Mayor.

ATTEST:
LEE BIGONGIARI,
Deputy City Clerk.

—O—

I hereby certify that the foregoing Ordinance No. 1251 was duly and regularly passed and adopted by the City Council of the City of San Bruno at a regular meeting thereof held on the 27th day of October, 1975, by the following vote:

AYES: Councilmen Governale, Griffith, Kozkowski, Mondfrans, Barnard.

NOES: Councilmen None.

ABSENT: Councilmen None.

LEE BIGONGIARI,
Deputy City Clerk.

Published in the San Bruno Herald
Nov. 5, 1975.

PUBLIC NOTICE

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LEGAL NOTICE

ORDINANCE NO. 1243
(Zoning Ordinance No. 110)
**AN ORDINANCE AMENDING CERTAIN
SECTIONS OF CHAPTER 27 OF
THE CITY CODE OF THE CITY OF
SAN BRUNO.**

The City Council of the City of San Bruno does ordain as follows:

Section 1. Chapter 27 of the City Code of the City of San Bruno, known as the Zoning Ordinance of the City of San Bruno, adopted by the City Council of the City of San Bruno on the 11th day of April, 1966, is hereby amended as follows:

ARTICLE IV. REGULATIONS

Section 27.7.6 b and c, Column E, amend to read: "6,000 square feet."

Section 27.7.6 b and c, Column F, amend to read: "5,000 square feet."

Section 27.7.6 b and c, Column G, amend to read: "60 feet."

Section 27.7.6 b and c, Column H, amend to read: "50 feet."

Section 27.7.6 b and c, Column I, amend to read: "60%."

Section 27.7.9 a, Column B, amend to read: "The following uses, each conducted within a building:"

Section 27.7.9 a, Column E, amend to read: "8,000 square feet."

Section 27.7.9 a, Column F, amend to read: "8,000 square feet."

Section 27.7.9 a, Column I, amend to read: "60%."

ARTICLE V. GENERAL PROVISIONS AND EXCEPTIONS

Section 27.22 "Substandard Residential Lots," amend title to read: "Substandard Lots."

Section 27.22 "Substandard Lots," amended by adding:

"C. On any parcel of land in the C-1, C2, or M-1 zoning district which was shown as a separate parcel or as a lot on any subdivision map filed in the office of the County Recorder of the County of San Mateo prior to the adoption of this Ordinance and which lot or parcel is substandard in that it does not have a sufficient number of square feet to meet the conditions set forth elsewhere in this ordinance for construction of a building thereon, or has insufficient lot width, and when said parcel has never since the effective date of this Ordinance been of one record ownership with adjoining land sufficient together with said lot or parcel to create a legal building site pursuant to Section 27.7, a property owner may build according to the

following criteria:

"1. C-1 and C-2 Districts:

"a. No building shall be constructed on a building site which is less than 2,000 sq. ft.

"b. The maximum lot coverage by buildings subject to all other requirements herein shall not exceed 80%.

"2. M-1 District:

"a. No building shall be constructed on a building site which is less than 2500 sq. ft.

"b. The maximum lot coverage by buildings subject to all other requirements herein shall not exceed 80% on building sites with an area of 2500 sq. ft.; 70% on building sites with an area of 5,000 sq. ft.; and 60% on building sites with an area of 7500 sq. ft."

Section 3. This ordinance shall be known as Zoning Ordinance No. 110.

Section 4. The City Clerk is hereby directed to cause this ordinance to be published once in the San Bruno Herald, a newspaper of general circulation, printed, established and circulated in the City of San Bruno and hereby designated for the purpose.

Section 5. If any section, subsection, clause or phrase of this ordinance is for any reason held by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remaining portions of the ordinance. The City Council hereby declares that it would have passed this ordinance and each section, subsection, sentence, clause or phrase hereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared invalid.

ANTHONY S. GOVERNALE
Mayor

Attest:

CARL W. HULTBERG
City Clerk

—O—

I hereby certify that the foregoing Ordinance No. 1243 was duly and regularly passed and adopted by the City Council of the City of San Bruno at a regular meeting thereof held on the 24th day of February, 1975, by the following vote:

AYES: COUNCILMEN Barnard, Griffith, Kozkowski, and Governale.

NOES: COUNCILMEN None.

ABSENT: COUNCILMEN None.

CARL W. HULTBERG
City Clerk

Published in the San Bruno Herald,
March 5, 1975.

LEGAL NOTICE

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PUBLIC NOTICE

ORDINANCE NO. 1259
(Zoning Ordinance No. 118)
AN ORDINANCE OF THE CITY
OF SAN BRUNO AMENDING
SECTION 27.6 OF CHAPTER 27
OF THE CODE OF THE CITY
OF SAN BRUNO.

The City Council of the City of San Bruno does ordain as follows:

Section 1: Section 27.6 of Chapter 27 of the Code of the City of San Bruno, known as the Zoning Ordinance of the City of San Bruno, adopted by the City Council of the City of San Bruno on the 11th day of April, 1966, is hereby amended so that Section 27.6 of said code shall provide for the following reclassification of land:

"The 10 parcels comprising 670' frontage on the south side of San Bruno Avenue beginning 225' west of El Camino Real and extending to 80' west of Acacia Avenue, described in Exhibit "A" which is attached hereto and by reference thereto incorporated herein, is hereby reclassified to Professional-Administrative classification."

Section 2. The City Clerk is hereby directed to cause this ordinance to be published once in the San Bruno Herald, a newspaper of general circulation, printed, established and circulated in the City of San Bruno and hereby designated for the purpose.

Section 3. This ordinance shall be

known as "Zoning Ordinance No. 118."

Section 4. If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remaining portions of the ordinance. The City Council hereby declares that it would have passed this ordinance and each section, subsection, sentence, clause or phrase hereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared invalid.

JOHN BARNARD
Mayor

Attest:

JANET A. AKI
Deputy City Clerk

—O—

I hereby certify that the foregoing Ordinance No. 1259 was duly and regularly passed and adopted by the City Council of the City of San Bruno at a regular meeting thereof held on the 8th day of March, 1976, by the following vote:

AYES: COUNCILMEN Governale, Griffith, Kozkowski, Mondfrans, Barnard.

NOES: COUNCILMEN None.

ABSENT: COUNCILMEN None.

JANET A. AKI
Deputy City Clerk

Published in the San Bruno Herald, March 17, 1976.

THE HISTORY OF THE
CITY OF BOSTON
FROM 1630 TO 1800

The first settlement in Boston was made in 1630 by a group of Puritan settlers from England. They came to the city in search of religious freedom and a place to practice their faith. The settlers were led by John Winthrop, who gave the city its name, Boston, in honor of his hometown in England. The city grew rapidly, and by 1680 it was one of the largest and most important cities in the colonies. It was a center of trade and commerce, and a place where many of the great men of the time lived and worked. The city was also a place of great learning and culture, and it was here that many of the great ideas of the American Revolution were first conceived.

The city of Boston was a place of great importance in the history of the United States. It was a place where many of the great men of the time lived and worked, and it was here that many of the great ideas of the American Revolution were first conceived. The city was a center of trade and commerce, and a place where many of the great men of the time lived and worked. The city was also a place of great learning and culture, and it was here that many of the great ideas of the American Revolution were first conceived.

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PUBLIC NOTICE

ORDINANCE NO. 1258
(Zoning Ordinance No. 117)
AN ORDINANCE OF THE CITY
OF SAN BRUNO AMENDING
SECTION 27.6 of CHAPTER 27
OF THE CODE OF THE CITY
OF SAN BRUNO.

The City Council of the City of San Bruno does ordain as follows:

Section 1. Section 27.6 of Chapter 27 of the Code of the City of San Bruno, known as the Zoning Ordinance of the City of San Bruno, adopted by the City Council of the City of San Bruno on the 11th day of April, 1966, is hereby amended so that 27.6 of said code shall provide for the following reclassification of land:

"The 1.23 acre site at the southwestern end of Bayhill Drive, described in Exhibit "A" which is attached hereto and by reference thereto incorporated herein, is hereby reclassified to Community Office classification."

Section 2. The City Clerk is hereby directed to cause this ordinance to be published once in the San Bruno Herald, a newspaper of general circulation, printed, established and circulated in the City of San Bruno and hereby designated for the purpose.

Section 3. This ordinance shall be known as "Zoning Ordinance No. 117."

Section 4. If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remaining portions of the ordinance. The City Council hereby declares that it would have passed this ordinance and each section, subsection, sentence, clause or phrase hereof irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared invalid.

JOHN BARNARD
Mayor

Attest:
JANET A. AKI
Deputy City Clerk
—O—

I hereby certify that the foregoing Ordinance No. 1258 was duly and regularly passed and adopted by the City Council of the City of San Bruno at a regular meeting thereof held on the 8th day of March, 1976, by the following vote:

AYES: Councilmen Governale, Griffith, Kozkowski, Mondfrans, Barnard.

NOES: Councilmen None.

ABSENT: Councilmen None.

JANET A. AKI
Deputy City Clerk

Published in the San Bruno Herald, March 17, 1976.

THE JOURNAL

THE JOURNAL OF THE
AMERICAN MEDICAL ASSOCIATION
PUBLISHED WEEKLY
535 N. Dearborn Ave., Chicago, Ill.
Subscription price, \$5.00 per annum in advance.
Single copies, 15 cents.
Entered as Second-Class Matter, May 2, 1912.
Postage paid at Chicago, Ill., and at additional mailing offices.
Acceptance for mailing at special rate of postage provided for in
Act of October 3, 1917, authorized on July 10, 1918.
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Published by the American Medical Association, 535 N. Dearborn Ave., Chicago, Ill.
Editorial and Business Offices: 535 N. Dearborn Ave., Chicago, Ill.
Telephone: AB 5-2111
Subscription Department: 535 N. Dearborn Ave., Chicago, Ill.
Telephone: AB 5-2111
Second-Class Postage Paid at Chicago, Ill.
Postmaster: Send address changes to JOURNAL OF THE AMERICAN MEDICAL ASSOCIATION, 535 N. Dearborn Ave., Chicago, Ill.
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PUBLIC NOTICE

ORDINANCE NO. 1249
(Zoning Ordinance No. 113)
AN ORDINANCE OF THE CITY OF
SAN BRUNO AMENDING SECTION
27.6 OF CHAPTER 27 OF THE CODE
OF THE CITY OF SAN BRUNO.

The City Council of the City of San Bruno does ordain as follows:

Section 1. Section 27.6 of Chapter 27 of the Code of the City of San Bruno, known as the Zoning Ordinance of the City of San Bruno, adopted by the City Council of the City of San Bruno on the 11th day of April, 1966, is hereby amended so that Section 27.6 of said code shall provide for the following classification of land:

"The 4.0 acre site on the northeast corner of the intersection of Bayhill Drive and Cherry Avenue, a portion of the 21 plus or minus acre parcel described as Lot 2, Block 4, Bayhill Center, is hereby rezoned to PD classification, subject to the terms and conditions as proposed by the Planning Department and presented to and adopted by the City Council."

Section 2. The terms and conditions presented to and adopted by the City Council are as follows:

1. All development shall be in accordance with the approved plans.

2. A detailed landscape plan must be submitted to the Planning Commission for approval within six (6) months from the date of this approval.

3. A Maintenance of Landscaping Agreement shall be signed by the applicant and the property owner.

4. A detailed landscape plan for the nodal point must be submitted to the Planning Commission for approval within six (6) months from the date of this approval. Landscaping and some point-of-focus must be provided. Existing trees shall be preserved where possible.

The applicant must provide the Planning Commission with an updated development schedule.

6. Applicant shall present the Commission with a complete program of signing within six (6) months from the date of this approval. It should contain all the signs which the developer feels he will have a reasonable need for. It requires Commission approval.

7. Off-street parking shall be provided in the manner outlined below:

Open parking at 90° (340 total spaces) — Guest spaces 10' x 20' (10%) — Compact spaces 8' x 16' (30%) — Standard spaces 9' x 20' (60%). Parking may overhang landscaped areas by 2 feet. Backup shall

be 25 feet.

8. The median opening on Cherry Avenue shall be widened to accommodate a 48' foot wide opening. It shall be subject to the approval of the City Engineer. The median opening on Bayhill Drive shall be eliminated.

9. Stop signs shall be installed and maintained at exits of Parking lot into City streets. Widths of such driveways shall be a minimum of 24 feet.

10. All off-street parking areas shall be hairpin striped; visitor, handicapped and compact parking stalls shall be labeled as such; and City standards shall be met in all respects.

11. On-site lighting shall be required on all paths, roadways and parking areas. They shall be subject to the approval of the Planning Department.

12. Elevations shall be as shown on the approved plans, including colors, detailing, textures and materials used. Building shall be limited to six (6) stories in height.

13. Developers shall submit the location of trash receptacles to the Planning Department for approval. All trash and garbage collection areas shall be surrounded on at least three (3) sides by a five (5) foot wall or fence of soft materials and have adequate access for collection vehicles.

14. All roof-top mechanical equipment must be completely screened from the view of the pedestrian. The mechanical penthouse shall be finished in a material that matches the rest of the building.

15. Turning radiuses, access, hydrants, and fire sprinkler and alarm systems shall be in accordance with the requirements of the San Bruno Fire Department.

16. Provisions must be made for handicapped persons in the form of wheelchair ramps, special parking spaces, properly designed restroom facilities and other appropriate considerations. Applicable provisions of state law must be met.

17. Fire roads and utilities shall be installed prior to construction as per Fire Department requirements.

18. Prior to the issuance of any grading or building permits, a parcel map must be approved. This parcel map shall contain the required access road and the required road improvements, which must be to City Standards.

19. If grading on site is less than 1,000 yards, the grading permit may be approved by the City Engineer. If grading on site is in excess of 1,000 yards, the grading permit shall be approved by the Planning Commission. The grading plan must show

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PUBLIC NOTICE

existing and proposed grading contours, erosion control details, silt retention facilities, and dust control measures. Earth volume calculations shall be submitted with the grading plan noting excavation, fill, and export or import quantities. The grading plan must be certified by an engineer.

20. Prior to obtaining a building permit, a site plan showing location and details of fire hydrants, fire sprinkler line connections, irrigation system connections to City water system, domestic water system connections, storm drain connections and calculations, sanitary sewer connections, and construction details for ingress and egress shall be submitted to the Building, Engineering and Fire Department and approved. Such plans shall be certified by an engineer and shall be incorporated into the building plans.

Section 3. The City Clerk is hereby directed to cause this ordinance to be published once in the San Bruno Herald, a newspaper of general circulation, printed, established and circulated in the City of San Bruno and hereby designated for the purpose.

Section 4. This ordinance shall be known as "Zoning Ordinance No. 113."

Section 5. If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remaining portions of the ordinance. The City Council hereby declares that it would have passed this ordinance and each section, subsection, sentence, clause or phrase hereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared invalid.

JOHN BARNARD
Mayor

Attest:
CARL W. HULTBERG
City Clerk

—O—

I hereby certify that the foregoing Ordinance No. 1249 was duly and regularly passed and adopted by the City Council of the City of San Bruno at a regular meeting thereof held on the 11th day of August, 1975, by the following vote:

AYES: Councilman Governale, Kozkowski, Barnard.

NOES: Councilmen Griffith, Mondfrans.

ABSENT: Councilmen None.
CARL W. HULTBERG
City Clerk

Published in the San Bruno Herald
August 16, 1975.

Name	Address	City
John Doe	123 Main St	New York
Jane Smith	456 Elm St	Los Angeles
Bob Johnson	789 Oak St	Chicago
Alice Brown	101 Pine St	Houston
David Wilson	202 Cedar St	Phoenix
Emily Davis	303 Birch St	San Antonio
Michael Miller	404 Spruce St	San Diego
Sarah Moore	505 Willow St	Dallas
James Taylor	606 Ash St	San Jose
Jennifer White	707 Hickory St	Austin
Robert Black	808 Magnolia St	Jacksonville
Lisa Green	909 Sycamore St	Fort Worth
Christopher Hall	1010 Dogwood St	Columbus
Michelle King	1111 Redwood St	Indianapolis
Daniel Scott	1212 Cypress St	San Francisco
Stephanie Adams	1313 Juniper St	Seattle
Matthew Baker	1414 Fir St	Denver
Nicole Nelson	1515 Palm St	Portland
Andrew Phillips	1616 Maple St	Boston
Rebecca Turner	1717 Oak St	San Luis Obispo
Kevin Young	1818 Pine St	San Francisco
Amanda Wright	1919 Cedar St	San Francisco
Ryan Lopez	2020 Birch St	San Francisco
Christina Hill	2121 Spruce St	San Francisco

PUBLIC NOTICE

ORDINANCE NO. 1247
(Zoning Ordinance No. 112)
AN ORDINANCE OF THE CITY OF SAN
BRUNO AMENDING SECTION 27.6
OF CHAPTER 27 OF THE CODE OF
THE CITY OF SAN BRUNO AND
AMENDING THE LAND USE PLAN OF
THE CITY OF SAN BRUNO

The City Council of the City of San Bruno does ordain as follows:

Section 1. Section 27.6 of Chapter 27 of the Code of the City of San Bruno, known as the Zoning Ordinance of the City of San Bruno, adopted by the City Council of the City of San Bruno on the 11th day of April, 1966, is hereby amended so that Section 27.6 of said code shall provide for the following revision and classification of land:

"The property of Evergreen Garden Apartments on the 6.3 acre parcel located southerly of the Pacific Heights Shopping Plaza between Elston Drive and Skyline Blvd., as described and set forth, together with Exhibit 'A' in Ordinance No. 1176 and which is made a part hereof by reference, is hereby rezoned to conform to the revisions of the PD classification, subject to the terms and conditions as adopted in the Summary of Hearings and Report and Findings of Fact and Resolution No. 1975-4 of the Planning Commission dated April 21, 1975."

Section 2. The Land Use Plan of the City of San Bruno adopted March 27, 1967 is hereby amended to show the said revision of the PD classification. The Land Use Map of the City of San Bruno is hereby incorporated herein and by reference made a part of this ordinance.

Section 3. The City Clerk is hereby

PUBLIC NOTICE

directed to cause this ordinance to be published once in the San Bruno Herald, a newspaper of general circulation, printed, established and circulated in the City of San Bruno and hereby designated for the purpose.

Section 4. This ordinance shall be known as Zoning Ordinance No. 112.

Section 5. If any section, subsection, clause or phrase of this ordinance is for any reason held by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remaining portions of the ordinance. The City Council hereby declares that it would have passed this ordinance and each section, subsection, sentence, clause or phrase hereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared invalid.

JOHN BARNARD
Mayor

Attest:

CARL W. HULTBERG
City Clerk

—O—

I hereby Certify that the foregoing Ordinance No. 1247 was duly and regularly passed and adopted by the City Council of the City of San Bruno at a regular meeting thereof held on the 27th day of May, 1975, by the following vote:

AYES: Councilmen Governale, Griffith, Kozkowski, Mondfrans, and Barnard.

NOES: Councilmen None.

ABSENT: Councilmen None.

CARL W. HULTBERG
City Clerk

Published in the San Bruno Herald,
June 11, 1975.

Section 1

The first part of the document discusses the importance of maintaining accurate records. It emphasizes that proper record-keeping is essential for the effective management of any organization. The text outlines various methods for collecting and organizing data, ensuring that information is both reliable and accessible. It also touches upon the legal implications of record-keeping, particularly in terms of data privacy and security.

Section 2

The second part of the document focuses on the role of technology in modern record-keeping. It explores how digital tools and software can streamline the process of data collection, storage, and retrieval. The text highlights the benefits of automation, such as reduced human error and increased efficiency. It also discusses the challenges associated with digital records, including data migration and long-term storage solutions.

Section 3

The third part of the document addresses the issue of data security. It discusses the various threats to digital information, such as malware, phishing, and unauthorized access. The text provides a comprehensive overview of security protocols and best practices for protecting sensitive data. It also mentions the importance of regular security audits and updates to software and hardware.

Section 4

The fourth part of the document concludes by summarizing the key points discussed throughout the report. It reiterates the importance of a robust record-keeping system and the role of technology in achieving this goal. The text offers final recommendations for organizations looking to optimize their data management processes, emphasizing the need for a proactive and systematic approach.

PUBLIC NOTICE

ORDINANCE NO. 1246
(Zoning Ordinance No. 111)

AN ORDINANCE OF THE CITY OF SAN BRUNO AMENDING SECTION 27.6 OF CHAPTER 27 OF THE CODE OF THE CITY OF SAN BRUNO AND AMENDING THE LAND USE PLAN OF THE CITY OF SAN BRUNO

The City Council of the City of San Bruno does ordain as follows:

Section 1. Section 27.6 of Chapter 27 of the Code of the City of San Bruno, known as the Zoning Ordinance of the City of San Bruno, adopted by the City Council of the City of San Bruno on the 11th day of April, 1966, is hereby amended so that Section 27.6 of said code shall provide for the following revision of classification of land:

"The five (5) parcels on El Camino Real between Sneath Lane and R-380, described in Exhibit 'A' which is attached hereto and by reference thereto incorporated herein, are hereby reclassified from C-2-P, A-R, and C-1-P districts to C-N districts."

PUBLIC NOTICE

Section 2. The Land Use Plan of the City of San Bruno adopted March 27, 1967 is hereby amended to show the said reclassification. The Land Use Map of the City of San Bruno is hereby incorporated herein and by reference made a part of this ordinance.

Section 3. The City Clerk is hereby directed to cause this ordinance to be published once in the San Bruno Herald, a newspaper of general circulation, printed, established and circulated in the City of San Bruno and hereby designated for the purpose.

Section 4. This ordinance shall be known as Zoning Ordinance No. 111.

Section 5. If any section, subsection, clause or phrase of this ordinance is for any reason held by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remaining portions of the ordinance. The City Council hereby declares that it would have passed this ordinance and each section, subsection, sentence, clause or

PUBLIC NOTICE

phrase hereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared invalid.

JOHN BARNARD,
Mayor.

Attest:
CARL W. HULTBERG,
City Clerk.

—O—

I hereby certify that the foregoing Ordinance No. 1246 was duly and regularly passed and adopted by the City Council of the City of San Bruno at a regular meeting thereof held on the 12th day of May, 1975, by the following vote:

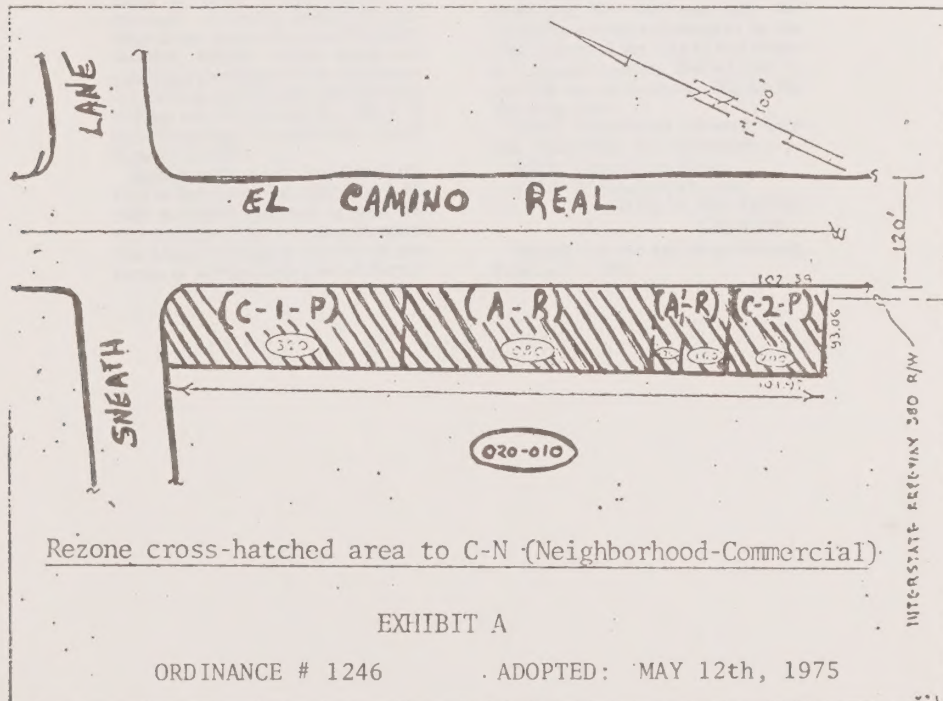
AYES: Councilmen Governale, Griffith, Kozkowski, Mondfrans, Barnard.

NOES: Councilmen None.

ABSENT: Councilmen None.

CARL W. HULTBERG,
City Clerk.

Published in the San Bruno Herald
May 24, 1975.



The first part of the report
 describes the general situation
 of the country and the
 progress of the work.
 The second part contains
 a detailed account of the
 various expeditions and
 the results obtained.
 The third part is devoted
 to the description of the
 various objects discovered
 and the methods used for
 their examination.
 The fourth part contains
 a summary of the results
 and a list of the names
 of the persons who have
 taken part in the work.

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 various expeditions and
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 The fourth part contains
 a summary of the results
 and a list of the names
 of the persons who have
 taken part in the work.



LEGAL NOTICE

ORDINANCE NO. 1242
(Zoning Ordinance No. 109)

**AN ORDINANCE OF THE CITY OF SAN
BRUNO AMENDING SECTION 27.6
OF CHAPTER 27 OF THE CODE OF
THE CITY OF SAN BRUNO AND
AMENDING THE LAND USE PLAN OF
THE CITY OF SAN BRUNO.**

The City Council of the City of San Bruno does ordain as follows:

Section 1. Section 27.6 of Chapter 27 of the Code of the City of San Bruno, known as the Zoning Ordinance of the City of San Bruno, adopted by the City Council of the City of San Bruno on the 11th day of April, 1966, is hereby amended so that Section 27.6 of said code shall provide for the following revision of classification of land:

"The property of Lake Amir Park on the 6.3 plus acre site on the north side of Bayhill Drive just opposite the intersection of Bayhill Drive and Traeger Avenue, a portion of the 27 plus acre parcel described as Block 4 on the map entitled Bayhill Center as described and set forth, together with Exhibit 'A' in Ordinance No. 1242 and which is made a part hereof by reference, is hereby rezoned to conform to the revisions of the PD classification, subject to the terms and conditions as adopted in the Summary of Hearings and Report and Findings of Fact and Resolution No. 1975-1 of the Planning Commission dated January 6, 1975."

Section 2. The Land Use Plan of the City of San Bruno adopted March 26, 1967, is hereby amended to show the said revision of the PD classification. The Land Use Map of the City of San Bruno is hereby incorporated herein

and by reference made a part of this ordinance.

Section 3. The City Clerk is hereby directed to cause this ordinance to be published once in the San Bruno Herald, a newspaper of general circulation, printed, established and circulated in the City of San Bruno and hereby designated for the purpose.

Section 4. This ordinance shall be known as Zoning Ordinance No. 109.

Section 5. If any section, subsection, clause or phrase of this ordinance is for any reason held by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remaining portions of the ordinance. The City Council hereby declares that it would have passed this ordinance and each section, subsection, sentence, clause or phrase hereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared invalid.

ANTHONY S. GOVERNALE
Mayor

Attest:
CARL W. HULTBERG
City Clerk

—O—

I hereby certify that the foregoing Ordinance No. 1242 was duly and regularly passed and adopted by the City Council of the City of San Bruno at a regular meeting thereof held on the 27th day of January, 1975, by the following vote:

AYES: Councilmen Barnard, Girfith, Kozkowski, and Governale.

NOES: Councilmen None.

ABSENT: Councilmen None.

CARL W. HULTBERG
City Clerk

Published in the San Bruno Herald,
February 5, 1975.

LEGAL NOTICE

ORDINANCE NO 1239 (Zoning Ordinance No. 108)

AN ORDINANCE OF THE CITY OF SAN BRUNO AMENDING SECTION 27.6 OF CHAPTER 27 OR THE CODE OF THE CITY OF SAN BRUNO AND AMENDING THE LAND USE PLAN OF THE CITY OF SAN BRUNO.

The City Council of the City of San Bruno does ordain as follows:

Section 1. Section 27.6 of Chapter 27 of the Code of the City of San Bruno, known as the Zoning Ordinance of the City of San Bruno, adopted by the City Council of the City of San Bruno on the 11th day of April, 1966, is hereby amended so that Section 27.6 of said code shall provide for the following revision of classification of land:

"The property at the 11.2 acre development proposed as Lincoln Office Complex on the parcel fronting on the South Side of Sneath Lane and beginning approximately 400' southwest of the intersection of El Camino Real and Sneath lane and described and set forth, together with Exhibit 'A' in Ordinance No. 1190 and which is made a part hereof by reference, is hereby rezoned to conform to the revisions of the PD classification, subject to the terms and conditions as adopted in the Summary of Hearings and Report and Findings of Fact and Resolution No. 1974-11 of the Planning Commission dated October 7, 1974."

Section 2. The Land Use Plan of the City of San Bruno adopted March 27, 1967 is hereby amended to show the said revision of the PD classification. The Land Use Map of the City of San Bruno is hereby incorporated herein and by reference made a part of this ordinance.

LEGAL NOTICE

Section 3. The City Clerk is hereby directed to cause this ordinance to be published once in the San Bruno Herald, a newspaper of general circulation, printed, established and circulated in the City of San Bruno and hereby designated for the purpose.

Section 4. This ordinance shall be known as Zoning Ordinance No. 108."

Section 5. If any section, subsection, clause or phrase of this ordinance is for any reason held by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remaining portions of the ordinance. The City Council hereby declares that it would have passed this ordinance and each section, subsection, sentence, clause or phrase hereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases by declared invalid.

ANTHONY GOVERNALE
Mayor

Attest:

CARL W. HULTBERG
City Clerk

—O—

I hereby certify that the foregoing Ordinance No. 1239 was duly and regularly passed and adopted by the City Council of the City of San Bruno at a regular meeting thereof held on the 12th day of November, 1974, by the following vote:

AYES: Councilmen Barnard, Griffith, Kozkowski, Corey, Governale.

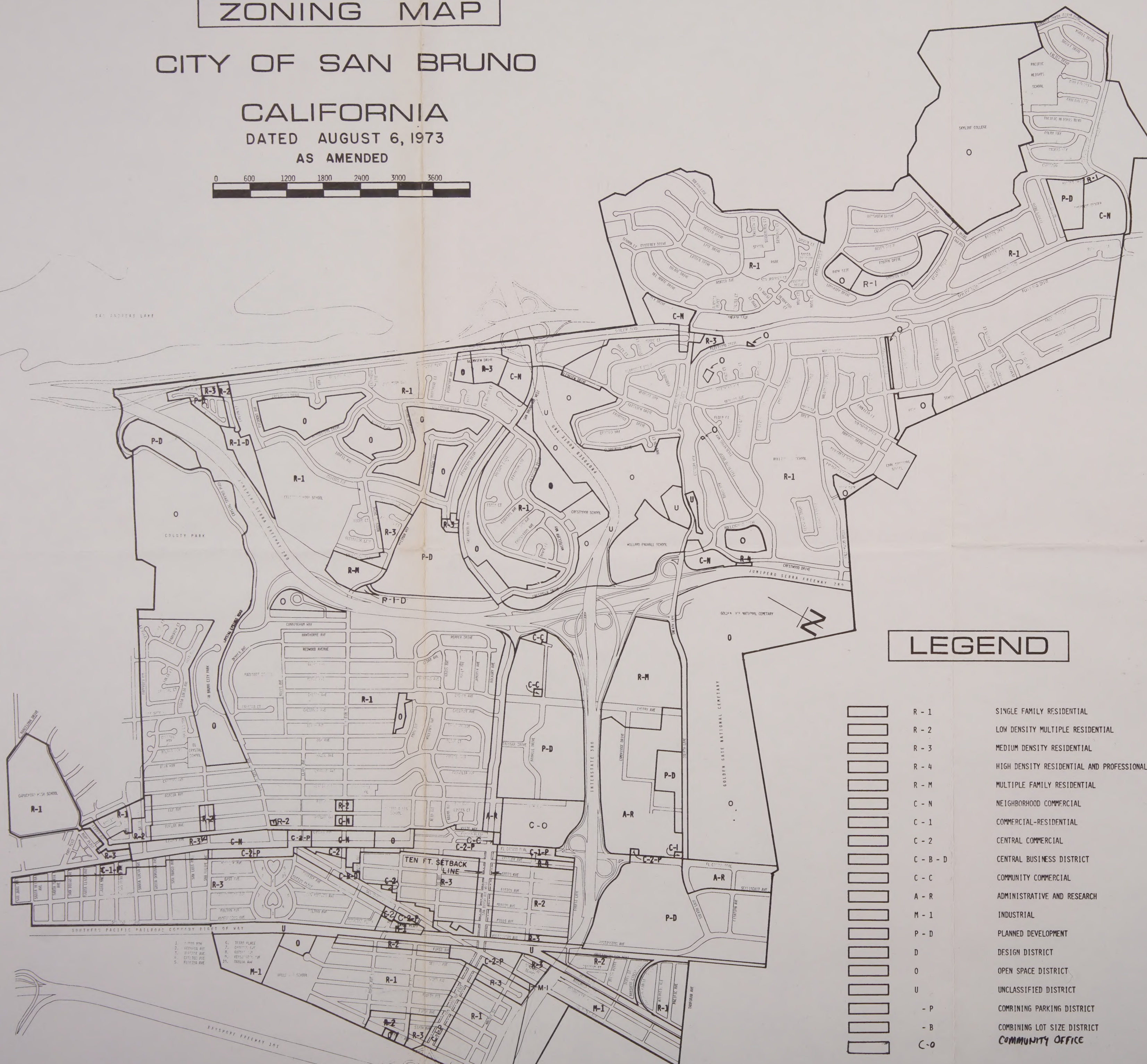
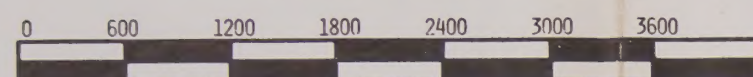
NOES: Councilmen None.

ABSENT: Councilmen None.

CARL W. HULTBERG
City Clerk

Published in the San Bruno Herald,
November 20, 1974.

AS AMENDED



AMENDMENTS

ADOPTED BY THE CITY COUNCIL

[illegible]

LEGEND

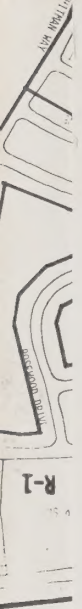
	R - 1	SINGLE FAMILY RESIDENTIAL
	R - 2	LOW DENSITY MULTIPLE RESIDENTIAL
	R - 3	MEDIUM DENSITY RESIDENTIAL
	R - 4	HIGH DENSITY RESIDENTIAL AND PROFESSIONAL
	R - M	MULTIPLE FAMILY RESIDENTIAL
	C - N	NEIGHBORHOOD COMMERCIAL
	C - 1	COMMERCIAL-RESIDENTIAL
	C - 2	CENTRAL COMMERCIAL
	C - B - D	CENTRAL BUSINESS DISTRICT
	C - C	COMMUNITY COMMERCIAL
	A - R	ADMINISTRATIVE AND RESEARCH
	M - 1	INDUSTRIAL
	P - D	PLANNED DEVELOPMENT
	D	DESIGN DISTRICT
	O	OPEN SPACE DISTRICT
	U	UNCLASSIFIED DISTRICT
	- P	COMBINING PARKING DISTRICT
	- B	COMBINING LOT SIZE DISTRICT
	C - O	COMMUNITY OFFICE

WE HEREBY CERTIFY THAT THE PLANNING COMMISSION
OF THE CITY OF SAN BRUNO, STATE OF CALIFORNIA, DID
BY RESOLUTION ADOPTED ON THE 6 TH DAY OF AUGUST 1973
APPROVE THIS MAP AS AMENDED AS SECTION 276 OF ARTICLE III CHAPTER
27 OF THE CODE OF THE CITY OF SAN BRUNO, WHICH WAS RECOMMENDED
FOR ADOPTION BY THE CITY COUNCIL OF THE CITY OF SAN BRUNO,
STATE OF CALIFORNIA.

WILLIAM H. COX
 JOHN J. MULQUENEN
 CHAIRMAN
 SECRETARY

WE HEREBY CERTIFY THAT THIS MAP CONSTITUTES
SECTION 27.6 OF ARTICLE III CHAPTER 27 OF THE CODE
ADOPTED BY ORDINANCE 1208 OF THE CITY OF SAN BRUNO,
STATE OF CALIFORNIA, ON THE 24 DAY OF SEPTEMBER 1973.

MARGARET KOZKOWSKI
MAYOR
CARL W. HULTBERG
CITY CLERK



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